

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/504-506 Melton Highway Sydenham VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/12-32 Pecks Road Sydenham VIC 3037	\$460,000	09-Oct-21
9/504-506 Melton Highway Sydenham VIC 3037	\$420,000	22-Oct-21
46/330 Sydenham Road Sydenham VIC 3037	\$463,500	21-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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2/12-32 Pecks Road Sydenham VIC 3037

Sold Price

\$460,000

Sold Date

09-Oct-21

2

1

1

Distance

0.72km



9/504-506 Melton Highway Sydenham VIC 3037

Sold Price

\$420,000

Sold Date

22-Oct-21

3

1

2

Distance

0.01km



46/330 Sydenham Road Sydenham VIC 3037

Sold Price

\$463,500

Sold Date

21-Sep-21

2

2

2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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