

## 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

9 Dundee Way Sydenham VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Sydenham

Period-from

01 Jun 2019

to

31 May 2020

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 Lorac Court Sydenham VIC 3037	\$533,500	20-May-20
103 Delbridge Drive Sydenham VIC 3037	\$580,000	07-Feb-20

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.

This Statement of Information was prepared on: 02 June 2020



**2 Lorac Court Sydenham VIC 3037** Sold Price **\$533,500** Sold Date **20-May-20**

 3  1  1

Distance **0.31km**



**103 Delbridge Drive Sydenham VIC 3037** Sold Price **\$580,000** Sold Date **07-Feb-20**

 4  2  2

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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