

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

13 Lady Rose Crescent 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

16 Booth Way Taylors Lakes VIC 3038	\$715,000	27-Apr-19
10 Evergreen Court Taylors Hill VIC 3037	\$702,500	29-May-19
16 Willowood Court Taylors Hill VIC 3037	\$705,500	22-Jul-19

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: 24 October 2019

	16 Booth Way Taylors Lakes VIC 3038	Sold Price	\$715,000	Sold Date	27-Apr-19
	 4  2  2			Distance	0.65km
	10 Evergreen Court Taylors Hill VIC 3037	Sold Price	\$702,500	Sold Date	29-May-19
	 4  2  2			Distance	1.03km
	16 Willowood Court Taylors Hill VIC 3037	Sold Price	\$705,500	Sold Date	22-Jul-19
	 4  2  2			Distance	1.39km

RS = Recent sale

UN = Undisclosed Sale

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