

## 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

5 BUCKINGHAM STREET 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 DUNRAVEN COURT SYDENHAM VIC 3037	\$792,500	23-Sep-24
4 KENSWICK DRIVE HILLSIDE VIC 3037	\$796,500	26-Jun-24
49 KENSWICK DRIVE HILLSIDE VIC 3037	\$780,000	25-Jul-24

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: 26 September 2024



### 1 DUNRAVEN COURT SYDENHAM VIC 3037

 3  2  2

Sold Price

<sup>RS</sup>

**\$792,500**

Sold Date

**23-Sep-24**

Distance

**0.35km**



### 4 KENSWICK DRIVE HILLSIDE VIC 3037

 3  2  2

Sold Price

<sup>RS</sup>

**\$796,500**

Sold Date

**26-Jun-24**

Distance

**0.63km**



### 49 KENSWICK DRIVE HILLSIDE VIC 3037

 4  2  2

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**25-Jul-24**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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