

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

7 BUNGARIM WYND 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,500

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

9 SILVANA WAY HILLSIDE VIC 3037	\$751,000	03-Mar-22
51 BUNGARIM WYND SYDENHAM VIC 3037	\$750,000	28-Feb-22
1 BALAM GREEN SYDENHAM VIC 3037	\$735,000	06-Jul-22

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: 22 July 2022



9 SILVANA WAY HILLSIDE VIC 3037

4 2 2

Sold Price **\$751,000** Sold Date **03-Mar-22**

Distance **0.86km**



51 BUNGARIM WYND SYDENHAM VIC 3037

4 2 2

Sold Price **\$750,000** Sold Date **28-Feb-22**

Distance **0.41km**



1 BALAM GREEN SYDENHAM VIC 3037

4 2 2

Sold Price ^{RS} **\$735,000** Sold Date **06-Jul-22**

Distance **0.37km**

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

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