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

34 Cressida Crescent Sydenham VIC 3037

Indicative selling price

Mediar (*Delete

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

| Single Price | | or range between | \$630,000 | & | \$660,000 |
|------------------------|-----------|---------------------|-----------|---|-----------|
| n sale price | | | | | |
| e house or unit as app | olicable) | | | | |

| Median Price | \$632,750 | Prop | rty type House | | Suburb | Sydenham | |
|--------------|-------------|------|----------------|------|--------|----------|-----------|
| Period-from | 01 Mar 2020 | to | 28 Feb 2 | 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 |
|--------------------------------------|-----------|--------------|
| 7 Tussock Crescent Sydenham VIC 3037 | \$668,000 | 19-Oct-20 |
| 11 Sica Court Sydenham VIC 3037 | \$655,000 | 08-Nov-20 |
| 5 Perret Walk Sydenham VIC 3037 | \$649,000 | 13-Oct-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.

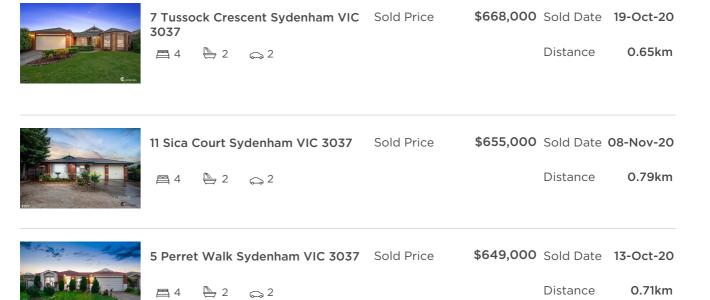
This Statement of Information was prepared on: 17 March 2021



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

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