# 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.

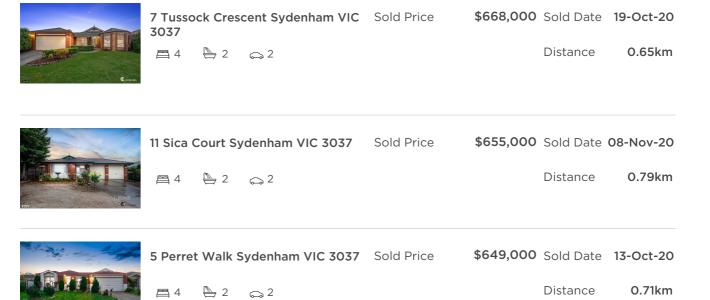
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**RS** = Recent sale **UN** = Undisclosed Sale

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