

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

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,750

Property type

House

Suburb

Sydenham

Period-from

01 Mar 2020

to

28 Feb 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



7 Tussock Crescent Sydenham VIC 3037

Sold Price

\$668,000

Sold Date

19-Oct-20


4



2



2

Distance

0.65km


11 Sica Court Sydenham VIC 3037

Sold Price

\$655,000

Sold Date

08-Nov-20


4



2



2

Distance

0.79km


5 Perret Walk Sydenham VIC 3037

Sold Price

\$649,000

Sold Date

13-Oct-20


4



2



2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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