

## 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

4/3 Stratheden Court 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2020

to

31 Mar 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

3/2 Buckingham Street Sydenham VIC 3037	\$416,000	12-Dec-20
25/553-555 Melton Highway Sydenham VIC 3037	\$425,000	23-Feb-21
1/41 Victoria Road Sydenham VIC 3037	\$415,000	01-Mar-21

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: 01 April 2021



### 3/2 Buckingham Street Sydenham VIC 3037

 3
  1
  1

Sold Price

**\$416,000**

Sold Date

**12-Dec-20**

Distance

**0.26km**


### 25/553-555 Melton Highway Sydenham VIC 3037

 3
  2
  6

Sold Price

**\$425,000**

Sold Date

**23-Feb-21**

Distance

**0.28km**


### 1/41 Victoria Road Sydenham VIC 3037

 3
  1
  2

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date

**01-Mar-21**

Distance

**0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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