

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

20/330 SYDENHAM ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

15/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$210,000	29-Jan-07
38/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$432,000	17-Aug-23
9/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$410,000	15-Sep-23

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: 30 January 2024



**15/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  1

Sold Price **\$210,000** Sold Date **29-Jan-07**

Distance **0.14km**



**38/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$432,000** Sold Date **17-Aug-23**

Distance **0.03km**



**9/358 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  1

Sold Price **\$410,000** Sold Date **15-Sep-23**

Distance **0.31km**

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

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