

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

14/322 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

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2021

to

31 Jul 2022

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

30/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$439,000	29-Apr-22
49/12-32 PECKS ROAD SYDENHAM VIC 3037	\$425,000	18-Mar-22
36 YEATS DRIVE DELAHEY VIC 3037	\$420,000	02-Aug-22

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: 25 August 2022


**30/358 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  1

Sold Price

\$439,000

Sold Date

29-Apr-22

Distance

0.46km

**49/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price

^{RS} **\$425,000**

Sold Date

18-Mar-22

Distance

0.65km

**36 YEATS DRIVE DELAHEY VIC
3037**
 2  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

02-Aug-22

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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