

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

2 Kontek Way 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Ruben Drive Sydenham VIC 3037	\$560,000	10-Aug-19
56 Dundee Way Sydenham VIC 3037	\$545,000	27-Apr-19
14 Oriana Way Sydenham VIC 3037	\$520,000	15-Jul-19

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: 23 September 2019


6 Ruben Drive Sydenham VIC 3037

Sold Price

^{RS} **\$560,000**

Sold Date

10-Aug-19


3



2



9

Distance

0.7km

56 Dundee Way Sydenham VIC 3037

Sold Price

^{RS} **\$545,000**

Sold Date

27-Apr-19


4



2



2

Distance

0.36km

14 Oriana Way Sydenham VIC 3037

Sold Price

^{RS} **\$520,000**

Sold Date

15-Jul-19


3



2



1

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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