

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

9/504-506 Melton Highway 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2020

to

30 Sep 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

8/48-50 Trickey Avenue Sydenham VIC 3037	\$420,000	21-May-21
16/553-555 Melton Highway Sydenham VIC 3037	\$425,000	29-May-21
27/330 Sydenham Road Sydenham VIC 3037	\$417,000	03-Aug-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.~~

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8/48-50 Trickey Avenue Sydenham VIC 3037 Sold Price **\$420,000** Sold Date **21-May-21**

 3  1  4

Distance **0.36km**



16/553-555 Melton Highway Sydenham VIC 3037 Sold Price **\$425,000** Sold Date **29-May-21**

 3  2  2

Distance **0.45km**



27/330 Sydenham Road Sydenham VIC 3037 Sold Price ^{RS} **\$417,000** Sold Date **03-Aug-21**

 3  2  2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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