

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3/11 Benjamin 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 \$449,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$430,000

\*House

\*Unit X

Suburb Sydenham, VIC, 3037

Period - From 01/01/2018

to 31/12/2018

Source CoreLogic

### Comparable property sales

**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 six months.