

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

4 JOLLY PLACE 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

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Sydenham

Period-from

01 Dec 2021

to

30 Nov 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

6 MAZZEI WAY SYDENHAM VIC 3037	\$825,000	13-Aug-22
14 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$800,000	01-Dec-22
6 TRICKEY AVENUE SYDENHAM VIC 3037	\$865,000	08-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: 23 December 2022



6 MAZZEI WAY SYDENHAM VIC 3037

 4  2  4

Sold Price

\$825,000

Sold Date **13-Aug-22**

Distance **0.42km**



14 DELBRIDGE DRIVE SYDENHAM VIC 3037

 4  2  2

Sold Price

^{RS} **\$800,000**

Sold Date **01-Dec-22**

Distance **0.52km**



6 TRICKEY AVENUE SYDENHAM VIC 3037

 4  3  2

Sold Price

\$865,000

Sold Date **08-Aug-22**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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