

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

6 PROFITA AVENUE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sydenham

Period-from

01 Aug 2023

to

31 Jul 2024

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

4 SHEARER CLOSE SYDENHAM VIC 3037	\$700,000	12-Jul-24
1 KETWICK COURT SYDENHAM VIC 3037	\$675,000	20-Apr-24

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: 28 August 2024



4 SHEARER CLOSE SYDENHAM VIC 3037

^{RS} **\$700,000** Sold Date **12-Jul-24**

 3  2  1

Distance **0.34km**



1 KETWICK COURT SYDENHAM VIC 3037

\$675,000 Sold Date **20-Apr-24**

 3  2  2

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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