

## 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

2/1 MONTROSE 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

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2023

to

31 Oct 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

2/1 BEAUMONT COURT SYDENHAM VIC 3037	\$490,000	10-Jul-24
2/30-38 TRICKEY AVENUE SYDENHAM VIC 3037	\$490,000	10-Sep-24
1/11 KONTEK WAY SYDENHAM VIC 3037	\$523,000	30-Jul-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: 25 November 2024



**2/1 BEAUMONT COURT  
SYDENHAM VIC 3037**

 3  1  1

Sold Price **\$490,000** Sold Date **10-Jul-24**

Distance **0.12km**



**2/30-38 TRICKEY AVENUE  
SYDENHAM VIC 3037**

 3  1  1

Sold Price Sold Date **10-Sep-24**

Distance **1.09km**



**1/11 KONTEK WAY SYDENHAM VIC  
3037**

 3  1  1

Sold Price **\$523,000** Sold Date **30-Jul-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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