

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

2/11 DUNRAVEN COURT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2023

to

30 Jun 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

3/49 CARRINGTON STREET SYDENHAM VIC 3037	\$600,000	23-Mar-24
2/49 CARRINGTON STREET SYDENHAM VIC 3037	\$602,000	25-Mar-24
1/40 BUCKINGHAM STREET SYDENHAM VIC 3037	\$560,000	16-Mar-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.~~

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**3/49 CARRINGTON STREET
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$600,000** Sold Date **23-Mar-24**

Distance **0.14km**



**2/49 CARRINGTON STREET
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$602,000** Sold Date **25-Mar-24**

Distance **0.17km**



**1/40 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 3  2  -

Sold Price **\$560,000** Sold Date **16-Mar-24**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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