

## 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

2/110 Delbridge Drive 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2020

to

30 Jun 2021

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

6/110 Delbridge Drive Sydenham VIC 3037	\$380,000	02-Jun-20
17/110 Delbridge Drive Sydenham VIC 3037	\$410,000	21-May-21
19/110 Delbridge Drive Sydenham VIC 3037	\$390,000	02-Mar-21

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: 06 July 2021



### 6/110 Delbridge Drive Sydenham VIC 3037

Sold Price **\$380,000** Sold Date **02-Jun-20**

 3  1  1

Distance **0.03km**



### 17/110 Delbridge Drive Sydenham VIC 3037

Sold Price **\$410,000** Sold Date **21-May-21**

 2  1  1

Distance **0.09km**



### 19/110 Delbridge Drive Sydenham VIC 3037

Sold Price **\$390,000** Sold Date **02-Mar-21**

 2  1  1

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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