

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

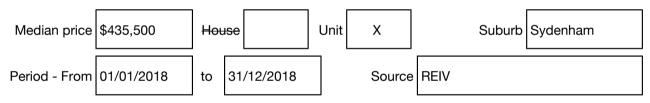
25/322 Sydenham Road, Sydenham Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$400,000

Median sale price



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 six 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 |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 17/346 Sydenham Rd SYDENHAM 3037 | \$395,000 | 19/12/2018 |
| 2 | 33/330 Sydenham Rd SYDENHAM 3037 | \$395,000 | 24/10/2018 |
| 3 | 56/330 Sydenham Rd SYDENHAM 3037 | \$393,000 | 29/10/2018 |

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 six months.

Account - CasRealEstate | P: 03 9230 6500

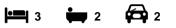
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$400,000 Median Unit Price Year ending December 2018: \$435,500

Comparable Properties



Price: \$395,000 Method: Sale

17/346 Sydenham Rd SYDENHAM 3037 (VG)

Date: 19/12/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



33/330 Sydenham Rd SYDENHAM 3037 (REI/VG) Agent Comments

Agent Comments



Price: \$395,000 Method: Private Sale Date: 24/10/2018 Rooms: 5 Property Type: Townhouse (Res)



56/330 Sydenham Rd SYDENHAM 3037 (VG) Agent Comments



Price: \$393,000 Method: Sale Date: 29/10/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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