

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
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Indicative selling price

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

Single price \$400,000

Median sale price

Median price	\$435,500	House		Unit	X	Suburb	Sydenham
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

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.



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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$400,000
Median Unit Price
Year ending December 2018: \$435,500

Comparable Properties



17/346 Sydenham Rd SYDENHAM 3037 (VG) **Agent Comments**

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Price: \$395,000
Method: Sale
Date: 19/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



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

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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**

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