

## 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

51/330 SYDENHAM ROAD 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

\$430,000

&

\$470,000

### 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

68/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,000	18-Sep-24
9/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$460,000	06-Jun-24
11/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$460,000	27-Aug-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: 29 November 2024

Adam Jones  
P 0408693102  
M 0408693102  
E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)



**68/346 SYDENHAM ROAD  
SYDENHAM VIC 3037**

 3  2  2

Sold Price <sup>RS</sup> **\$465,000** Sold Date **18-Sep-24**

Distance **0.19km**



**9/330 SYDENHAM ROAD  
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$460,000** Sold Date **06-Jun-24**

Distance **0.03km**



**11/330 SYDENHAM ROAD  
SYDENHAM VIC 3037**

 3  2  2

Sold Price <sup>RS</sup> **\$460,000** Sold Date **27-Aug-24**

Distance **0.05km**

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

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