

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

1/9 CHIRCOP CLOSE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/546 MELTON HIGHWAY SYDENHAM VIC 3037	\$616,000	20-Dec-23
2/27 BRINDALEE WAY HILLSIDE VIC 3037	\$570,000	16-Nov-23
2/6 GLOUCESTER COURT SYDENHAM VIC 3037	\$550,000	06-Oct-23

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: 27 January 2024



**3/546 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS}

\$616,000

Sold Date

20-Dec-23

Distance

0.78km



**2/27 BRINDALEE WAY HILLSIDE
VIC 3037**

 3  2  1

Sold Price

^{RS}

\$570,000

Sold Date

16-Nov-23

Distance

0.63km



**2/6 GLOUCESTER COURT
SYDENHAM VIC 3037**

 3  2  1

Sold Price

\$550,000

Sold Date

06-Oct-23

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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