

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

1/12 BEAUMONT COURT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,300

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2024

to

31 Dec 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

1/22 SPELLMAN AVENUE SYDENHAM VIC 3037	\$600,000	29-Jul-24
2/11 DUNRAVEN COURT SYDENHAM VIC 3037	\$583,000	22-Nov-24
3/23 VICTORIA ROAD SYDENHAM VIC 3037	\$600,000	13-Sep-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: 15 January 2025



**1/22 SPELLMAN AVENUE
 SYDENHAM VIC 3037**

 3  2  1

Sold Price **\$600,000** Sold Date **29-Jul-24**

Distance **0.96km**



**2/11 DUNRAVEN COURT
 SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$583,000** Sold Date **22-Nov-24**

Distance **0.28km**



**3/23 VICTORIA ROAD SYDENHAM
 VIC 3037**

 4  1  2

Sold Price **\$600,000** Sold Date **13-Sep-24**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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