Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/10 Albert Road, Sydenham Vic 3037

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	ı/underquot	ting		
Single price	e \$529,000						
Median sale p	rice						
Median price	\$470,000	Pro	pperty Type Uni	t		Suburb	Sydenham
Period - From	01/07/2023	to	30/09/2023	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/6 Gloucester Ct SYDENHAM 3037	\$550,000	06/10/2023
2	3/7 Montrose Ct SYDENHAM 3037	\$530,000	31/10/2023
3	2/9 Breadalbane Ct SYDENHAM 3037	\$496,000	14/11/2023

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.

This Statement of Information was prepared on:

30/11/2023 10:12



1/10 Albert Road, Sydenham Vic 3037







Property Type: Townhouse (Strata) Land Size: 224 sqm approx Agent Comments

Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$529,000 **Median Unit Price** September quarter 2023: \$470,000

Comparable Properties



2/6 Gloucester Ct SYDENHAM 3037 (REI)





Price: \$550,000 Method: Sold Before Auction Date: 06/10/2023 Property Type: Unit

Agent Comments

Agent Comments





Price: \$530,000 Method: Private Sale Date: 31/10/2023 Property Type: Unit

2/9 Breadalbane Ct SYDENHAM 3037 (REI)

3/7 Montrose Ct SYDENHAM 3037 (REI/VG)



Agent Comments



Price: \$496.000 Method: Auction Sale Date: 14/11/2023 Property Type: Townhouse (Res)

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067





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