

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

1/10 Albert Road, Sydenham Vic 3037

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Sydenham

Period - From

01/07/2023

to

30/09/2023

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	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

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Indicative Selling Price

\$529,000

Median Unit Price

September quarter 2023: \$470,000



3 2 1

Property Type: Townhouse
(Strata)

Land Size: 224 sqm approx

Agent Comments

Comparable Properties



2/6 Gloucester Ct SYDENHAM 3037 (REI)

Agent Comments

3 2 1

Price: \$550,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: Unit



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

Agent Comments

3 1 1

Price: \$530,000

Method: Private Sale

Date: 31/10/2023

Property Type: Unit



2/9 Breadalbane Ct SYDENHAM 3037 (REI)

Agent Comments

2 1 2

Price: \$496,000

Method: Auction Sale

Date: 14/11/2023

Property Type: Townhouse (Res)