

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

28/346 SYDENHAM ROAD 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

\$445,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|---|--------|-----------|
| 15/553-555 MELTON HIGHWAY SYDENHAM VIC 3037 | 455000 | 23-May-24 |
| 9/330 SYDENHAM ROAD SYDENHAM VIC 3037 | 460000 | 06-Jun-24 |
| 11/330 SYDENHAM ROAD SYDENHAM VIC 3037 | 460000 | 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: 28 September 2024



15/553-555 MELTON HIGHWAY
 SYDENHAM VIC 3037

3 2 2

Sold Price

455000 Sold Date **23-May-24**

Distance **1.33km**



9/330 SYDENHAM ROAD
 SYDENHAM VIC 3037

3 2 2

Sold Price

460000 Sold Date **06-Jun-24**

Distance **0.23km**



11/330 SYDENHAM ROAD
 SYDENHAM VIC 3037

3 2 2

Sold Price

^{RS} **460000** Sold Date **27-Aug-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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