

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/11 Benjamin 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 \$439,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$430,000

*House

*Unit X

Suburb Sydenham, VIC, 3037

Period - From 01/01/2018 to 31/12/2018

Source CoreLogic

Comparable property sales

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.