

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

1/49 Victoria 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2020

to

31 May 2021

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

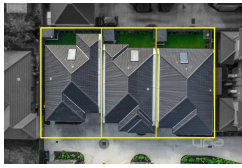
Date of sale

8/3 Stratheden Court Sydenham VIC 3037	\$465,000	29-Jan-21
4/3 Stratheden Court Sydenham VIC 3037	\$465,000	21-Apr-21
3/12 Normanby Street Sydenham VIC 3037	\$461,000	18-May-21

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: 24 June 2021



**8/3 Stratheden Court Sydenham
VIC 3037**

2 1 1

Sold Price **\$465,000** Sold Date **29-Jan-21**

Distance **0.44km**



**4/3 Stratheden Court Sydenham
VIC 3037**

2 1 1

Sold Price Sold Date **21-Apr-21**

Distance **0.45km**



**3/12 Normanby Street Sydenham
VIC 3037**

2 1 2

Sold Price ^{RS} **\$461,000** Sold Date **18-May-21**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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