

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

3/9 Breadalbane 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

or range
between

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,300

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2020

to

30 Jun 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

2/40 Buckingham Street Sydenham VIC 3037	\$475,000	01-Jul-21
2/3 Victoria Road Sydenham VIC 3037	\$480,000	01-May-20
1/43 Pecks Road Sydenham VIC 3037	\$450,000	18-Mar-19

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 July 2021



2/40 Buckingham Street Sydenham VIC 3037 Sold Price ^{RS} **\$475,000** Sold Date **01-Jul-21**
Distance **0.3km**

3 1 1



2/3 Victoria Road Sydenham VIC 3037 Sold Price **\$480,000** Sold Date **01-May-20**
Distance **0.52km**

3 2 2



1/43 Pecks Road Sydenham VIC 3037 Sold Price **\$450,000** Sold Date **18-Mar-19**
Distance **1.16km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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