



STATEMENT OF INFORMATION

Prepared on 20 Jun 2018

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HOUSE Offered for Sale

1 Moonlight Terrace Sydenham VIC 3037

4 2 2

Indicative Selling Price

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

Range between \$670,000 & \$689,000

Median Sale Price

\$596,000 Houses in Sydenham between Jun 2017 - May 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



44 Tudor Rose Crescent Sydenham VIC 3037	Sold Price	\$684,000	Sold Date	29-Mar-18
4 2 2			Distance	0.04km



3 Steamtrain Close Sydenham VIC 3037	Sold Price	\$683,000	Sold Date	24-Feb-18
5 2 2			Distance	1.22km



14 Cressida Crescent Sydenham VIC 3037	Sold Price	\$667,000	Sold Date	14-Jun-18
4 2 2			Distance	0.61km

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