

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

4 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

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

House

Suburb

Sydenham

Period-from

01 Jan 2020

to

31 Dec 2020

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

7 Carmel Court Sydenham VIC 3037	\$590,000	29-Jun-20
1 Sambuco Court Sydenham VIC 3037	\$605,000	04-Nov-20
2 Bhangoo Court Sydenham VIC 3037	\$626,100	31-Oct-20

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: 11 January 2021



7 Carmel Court Sydenham VIC 3037 Sold Price **\$590,000** Sold Date **29-Jun-20**

 3  2  3

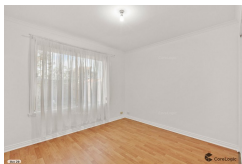
Distance **0.05km**



1 Sambuco Court Sydenham VIC 3037 Sold Price ^{RS} **\$605,000** Sold Date **04-Nov-20**

 3  2  2

Distance **0.11km**



2 Bhangoo Court Sydenham VIC 3037 Sold Price **\$626,100** Sold Date **31-Oct-20**

 3  2  2

Distance **0.26km**

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

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