

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

34 Hume Drive 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

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2020

to

31 Aug 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

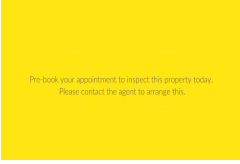











Date of sale

4 Oriana Way Sydenham VIC 3037	\$720,000	03-Jul-21
4 Barm Close Sydenham VIC 3037	\$720,500	21-Jul-21
4 Shannon Way Sydenham VIC 3037	\$753,000	21-Jul-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: 09 September 2021

	4 Oriana Way Sydenham VIC 3037	Sold Price	^{RS} \$720,000	Sold Date	03-Jul-21
	 3  2  2			Distance	0.78km
	4 Barm Close Sydenham VIC 3037	Sold Price	^{RS} \$720,500	Sold Date	21-Jul-21
	 3  2  2			Distance	0.76km
	4 Shannon Way Sydenham VIC 3037	Sold Price	^{RS} \$753,000	Sold Date	21-Jul-21
	 3  2  2			Distance	0.5km

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

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