

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

1/46 Delbridge 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2019

to

31 Oct 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

1/13 Dundee Way Sydenham VIC 3037	\$475,000	29-Aug-20
2/18 Buckingham Street Sydenham VIC 3037	\$475,000	13-Jun-20
5/537 Melton Highway Sydenham VIC 3037	\$446,000	14-Jul-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: 30 November 2020



1/13 Dundee Way Sydenham VIC 3037

Sold Price

\$475,000

Sold Date **29-Aug-20**

 3  2  1

Distance **0.48km**



2/18 Buckingham Street Sydenham VIC 3037

Sold Price

Sold Date **13-Jun-20**

 3  2  1

Distance **0.76km**



5/537 Melton Highway Sydenham VIC 3037

Sold Price

\$446,000

Sold Date **14-Jul-20**

 3  2  2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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