

## 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

11/110 DELBRIDGE DRIVE SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/1 BEAUMONT COURT SYDENHAM VIC 3037	490000	10-Jul-24
2/19 DELBRIDGE DRIVE SYDENHAM VIC 3037	515000	13-May-24
37/12-32 PECKS ROAD SYDENHAM VIC 3037	431000	16-Apr-24

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: 04 September 2024

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## 2/1 BEAUMONT COURT SYDENHAM VIC 3037

2 1 1

Sold Price

<sup>RS</sup>

**490000**

Sold Date

**10-Jul-24**

Distance

**0.92km**



## 2/19 DELBRIDGE DRIVE SYDENHAM VIC 3037

2 1 2

Sold Price

<sup>RS</sup>

**515000**

Sold Date

**13-May-24**

Distance

**0.27km**



## 37/12-32 PECKS ROAD SYDENHAM VIC 3037

2 1 1

Sold Price

**431000**

Sold Date

**16-Apr-24**

Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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