

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

4/5 BREADALBANE 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2022

to

30 Apr 2023

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

5/42 ALBERT ROAD SYDENHAM VIC 3037	\$490,000	23-Mar-23
32/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$495,000	29-Apr-23
2/1 MELVA COURT SYDENHAM VIC 3037	\$515,000	09-May-23

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: 15 May 2023



**5/42 ALBERT ROAD SYDENHAM
VIC 3037**

 2  2  1

Sold Price

^{RS} **\$490,000**

Sold Date

23-Mar-23

Distance

0.55km



**32/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  4

Sold Price

^{RS} **\$495,000**

Sold Date

29-Apr-23

Distance

0.34km



**2/1 MELVA COURT SYDENHAM VIC
3037**

 3  1  1

Sold Price

^{RS} **\$515,000**

Sold Date

09-May-23

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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