

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

2/537 MELTON HIGHWAY 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

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2022

to

30 Sep 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

2/42 ALBERT ROAD SYDENHAM VIC 3037

\$487,000

24-May-23

1/6 STRATHEDEN COURT SYDENHAM VIC 3037

\$460,000

31-Aug-23

7 TINTERN LOOP HILLSIDE VIC 3037

\$440,000

10-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: 02 October 2023



2/42 ALBERT ROAD SYDENHAM VIC 3037

2 1 1

Sold Price

\$487,000

Sold Date **24-May-23**

Distance **0.91km**



1/6 STRATHEDEN COURT SYDENHAM VIC 3037

2 1 2

Sold Price

^{RS} **\$460,000**

Sold Date **31-Aug-23**

Distance **0.21km**



7 TINTERN LOOP HILLSIDE VIC 3037

2 1 1

Sold Price

\$440,000

Sold Date **10-May-23**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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