

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

26/330 SYDENHAM ROAD 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2021

to

31 Jul 2022

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

56/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$460,000	09-Jun-22
47/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,500	25-May-22
30/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$439,000	29-Apr-22

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: 24 August 2022


**56/346 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

Sold Price **\$460,000** Sold Date **09-Jun-22**

Distance **0.08km**

**47/330 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

Sold Price **\$465,500** Sold Date **25-May-22**

Distance **0.2km**

**30/358 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  1

Sold Price **\$439,000** Sold Date **29-Apr-22**

Distance **0.28km**
RS = Recent sale

UN = Undisclosed Sale

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