

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 TOOLIM WALK 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

\$670,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

1 KETWICK COURT SYDENHAM VIC 3037	\$675,000	20-Apr-24
65 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$670,000	21-May-24
26 DANDARRIGA WAY DELAHEY VIC 3037	\$680,000	25-Jun-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: 03 September 2024



1 KETWICK COURT SYDENHAM VIC 3037 Sold Price **\$675,000** Sold Date **20-Apr-24**

3 2 2

Distance **0.94km**



65 STAGECOACH CRESCENT SYDENHAM VIC 3037 Sold Price ^{RS} **\$670,000** Sold Date **21-May-24**

3 2 1

Distance **0.34km**



26 DANDARRIGA WAY DELAHEY VIC 3037 Sold Price ^{RS} **\$680,000** Sold Date **25-Jun-24**

3 2 2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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