

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

50/346 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2022

to

31 Dec 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

32/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$455,000	29-Sep-22
26/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,000	10-Sep-22
56/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$485,000	12-Nov-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: 18 January 2023



**32/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

\$455,000

Sold Date **29-Sep-22**

Distance **0.24km**



**26/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  4

Sold Price

\$465,000

Sold Date **10-Sep-22**

Distance **0.15km**



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

 3  2  4

Sold Price

^{RS} **\$485,000**

Sold Date **12-Nov-22**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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