

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

60 Delbridge Drive 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,100

Property type

House

Suburb

Sydenham

Period-from

01 Jun 2020

to

31 May 2021

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

1/33 Carrington Street Sydenham VIC 3037	\$485,000	01-Apr-21
3/18 Buckingham Street Sydenham VIC 3037	\$490,502	23-Dec-20
6/107-109 Pecks Road Sydenham VIC 3037	\$495,000	22-Apr-21

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: 23 June 2021



Sales Local Expertz

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**1/33 Carrington Street Sydenham
VIC 3037**

3 1 2

Sold Price

^{RS} **\$485,000** Sold Date **01-Apr-21**

Distance **0.74km**



**3/18 Buckingham Street Sydenham
VIC 3037**

3 2 2

Sold Price

\$490,502 Sold Date **23-Dec-20**

Distance **0.64km**



**6/107-109 Pecks Road Sydenham
VIC 3037**

3 2 1

Sold Price

^{RS} **\$495,000** Sold Date **22-Apr-21**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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