

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

43/322 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2021

to

30 Sep 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

47/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,500	25-May-22
14/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$410,000	03-Oct-22
26/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,000	14-Sep-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.

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Garry Deol
 P 9749111
 M 0433290383
 E gdeol@goodnewsre.com.au



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

3 2 2

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

Distance **0.09km**



14/322 Sydenham Road, Sydenham

**14/322 SYDENHAM ROAD
 SYDENHAM VIC 3037**

3 2 1

Sold Price ^{RS} **\$410,000** Sold Date **03-Oct-22**

Distance **0.11km**



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

3 2 4

Sold Price ^{RS} **\$465,000** Sold Date **14-Sep-22**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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