

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

1/6 GLOUCESTER COURT 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Sydenham

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/8 KONTEK WAY SYDENHAM VIC 3037	\$547,500	02-Dec-23
8 SILVERDENE AVENUE SYDENHAM VIC 3037	\$540,000	08-Aug-23

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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1/8 KONTEK WAY SYDENHAM VIC 3037

Sold Price

^{RS}

\$547,500

Sold Date

02-Dec-23



2



2



1

Distance

0.83km



**8 SILVERDENE AVENUE
SYDENHAM VIC 3037**

Sold Price

\$540,000

Sold Date

08-Aug-23



3



1



1

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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