

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 44 Tudor Rose Crescent, Sydenham, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$860,000

&

\$910,000

Median sale price

Median price

\$667,500

Property Type

House

Suburb

Sydenham (3037)

Period - From

01/11/2020

to

31/10/2021

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
40 ORCHID SQUARE, SYDENHAM VIC 3037	\$965,000	04/12/2021
1 DUSTIN COURT, SYDENHAM VIC 3037	\$835,000	29/11/2021
34 LADY ROSE CRESCENT, SYDENHAM VIC 3037	\$808,000	04/09/2021

This Statement of Information was prepared on: 26/11/2021