## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
42/322 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)						
\$425,000	\$4.75 HHH		•		&	
Median sale price (*Delete house or unit as applicable)						
\$477,500	Property type			Unit	Suburb	Sydenham
01 Mar 2022	to	to 28 Feb 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						
	42/322 SYDEN  e see consumer.vic \$425,000  plicable)  \$477,500  01 Mar 2022  ales (*Delete A properties sold with the representative of	42/322 SYDENHAM F e see consumer.vic.gov.au \$425,000  plicable)  \$477,500 Prop  01 Mar 2022 to  ales (*Delete A or B beoroperties sold within two t's representative consider	42/322 SYDENHAM ROAD SYDE see consumer.vic.gov.au/underquotic \$425,000 or range between \$425,000 Property type  01 Mar 2022 to 28 Feb 2  ales (*Delete A or B below as a properties sold within two kilometres of the representative considers to be most the sold within two kilometres of the representative considers to be most the sold within two kilometres of the representative considers to be most the sold within two kilometres of the representative considers to be most the sold within two kilometres of the representative considers to be most the sold within two kilometres of the representative considers to be most the sold within two kilometres of the sold within two kilometres o	42/322 SYDENHAM ROAD SYDENHAM e see consumer.vic.gov.au/underquoting (*D \$425,000 or range between  plicable)  \$477,500 Property type  01 Mar 2022 to 28 Feb 2023  ales (*Delete A or B below as applications applications applied by the properties sold within two kilometres of the potential to be most comparison.	42/322 SYDENHAM ROAD SYDENHAM VIC 3037  e see consumer.vic.gov.au/underquoting (*Delete single price \$425,000  or range between  plicable)  \$477,500  Property type  Unit  01 Mar 2022  to 28 Feb 2023  Source  ales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale t's representative considers to be most comparable to the price to t	42/322 SYDENHAM ROAD SYDENHAM VIC 3037  e see consumer.vic.gov.au/underquoting (*Delete single price or range \$425,000 or range between 8  plicable)  \$477,500 Property type Unit Suburb  01 Mar 2022 to 28 Feb 2023 Source  ales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the property

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: 17 March 2023



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