



YPA St Albans

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## STATEMENT OF INFORMATION

Prepared on 18 Oct 2018

Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

56/330 Sydenham Road Sydenham VIC 3037

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median Sale Price

\$420,000 Units in Sydenham between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**50/322 Sydenham Road Sydenham  
VIC 3037**

3 2 1

Sold Price

**\$390,000**

Sold Date

**09-Jul-18**

Distance

**0.09km**



**43/330 Sydenham Road Sydenham  
VIC 3037**

3 2 2

Sold Price

**\$400,000**

Sold Date

**09-Aug-18**

Distance

**0.13km**



**40/322 Sydenham Road Sydenham  
VIC 3037**

3 2 2

Sold Price

**\$395,000**

Sold Date

**21-Aug-18**

Distance

**0.22km**

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