

## 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

39/358 Sydenham Road Sydenham VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2020

to

30 Apr 2021

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

31/322 Sydenham Road Sydenham VIC 3037	\$418,500	27-Jan-21
13/330 Sydenham Road Sydenham VIC 3037	\$412,250	27-Jan-21
2/330 Sydenham Road Sydenham VIC 3037	\$426,000	28-Apr-21

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.~~

This Statement of Information was prepared on: 20 May 2021



**31/322 Sydenham Road Sydenham  
VIC 3037**

 3  2  1

Sold Price

**\$418,500**

Sold Date

**27-Jan-21**

Distance

**0.39km**



**13/330 Sydenham Road Sydenham  
VIC 3037**

 3  2  2

Sold Price

**\$412,250**

Sold Date

**27-Jan-21**

Distance

**0.41km**



**2/330 Sydenham Road Sydenham  
VIC 3037**

 3  2  1

Sold Price

<sup>RS</sup> **\$426,000**

Sold Date

**28-Apr-21**

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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