

STATEMENT OF INFORMATION

19 DUNRAVEN COURT, SYDENHAM, VIC 3037

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 DUNRAVEN COURT, SYDENHAM, VIC







Indicative Selling Price

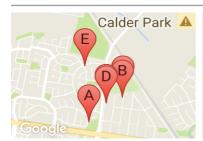
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

595,000 to 650,000

Provided by: monique ruggieri, Biggin & Scott Sunshine

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (House)

\$642,000

01 October 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



55 SARONVALE CRES, HILLSIDE, VIC 3037







Sale Price

*\$650,000

Sale Date: 01/03/2018

Distance from Property: 605m





13 DUNRAVEN CRT, SYDENHAM, VIC 3037







Sale Price

*\$740,000

Sale Date: 13/12/2017

Distance from Property: 59m





34 ALBERT RD, SYDENHAM, VIC 3037







Sale Price

\$755.000

Sale Date: 12/09/2017

Distance from Property: 245m







32 ALBERT RD, SYDENHAM, VIC 3037 🕮 3 🟝 1 😓 2







Sale Price

\$730,000

Sale Date: 03/09/2017

Distance from Property: 258m





84 GLENBRUAR DR, HILLSIDE, VIC 3037









Sale Price

\$570,000

Sale Date: 13/09/2017

Distance from Property: 636m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 DUNRAVEN COURT, SYDENHAM, VIC 3037
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Indicative selling price

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

Price Range: 595,000 to 650,000

Median sale price

Median price	\$642,000	House	X	Unit	Suburb	SYDENHAM
Period	01 October 2017 to 31 2017	Decembe	r	Source	p	ricefinder

Comparable property sales

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
55 SARONVALE CRES, HILLSIDE, VIC 3037	*\$650,000	01/03/2018
13 DUNRAVEN CRT, SYDENHAM, VIC 3037	*\$740,000	13/12/2017
34 ALBERT RD, SYDENHAM, VIC 3037	\$755,000	12/09/2017
32 ALBERT RD, SYDENHAM, VIC 3037	\$730,000	03/09/2017

84 GLENBRUAR DR, HILLSIDE, VIC 3037	\$570,000	13/09/2017
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