

STATEMENT OF INFORMATION

19 DUNRAVEN COURT, SYDENHAM, VIC 3037

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

WE DELIVER...

Biggin & Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 DUNRAVEN COURT, SYDENHAM, VIC

4 2 2

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

4 2 2

Sale Price

***\$650,000**

Sale Date: 01/03/2018

Distance from Property: 605m



13 DUNRAVEN CRT, SYDENHAM, VIC 3037

3 2 7

Sale Price

***\$740,000**

Sale Date: 13/12/2017

Distance from Property: 59m



34 ALBERT RD, SYDENHAM, VIC 3037

3 2 2

Sale Price

\$755,000

Sale Date: 12/09/2017

Distance from Property: 245m



This report has been compiled on 13/03/2018 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

WE DELIVER...

Biggin & Scott



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

 **3**  **2**  **2**

Sale Price

\$570,000

Sale Date: 13/09/2017

Distance from Property: 636m



This report has been compiled on 13/03/2018 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

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 December 2017

Source



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
-------------------------------------	-----------	------------