

## 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

6 TRICKEY AVENUE 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

52 CHITTENUP BEND SYDENHAM VIC 3037	\$975,000	15-Jun-22
4 BOLAC PLACE TAYLORS HILL VIC 3037	\$880,000	03-Jun-22
12 PLENTY CLOSE TAYLORS LAKES VIC 3038	\$1,465,000	16-Mar-22

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: 11 July 2022



**52 CHITTENUP BEND SYDENHAM  
VIC 3037**

 5  2  2

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date

**15-Jun-22**

Distance

-



**4 BOLAC PLACE TAYLORS HILL  
VIC 3037**

 4  2  2

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**03-Jun-22**

Distance

-



**12 PLENTY CLOSE TAYLORS  
LAKES VIC 3038**

 4  3  2

Sold Price

**\$1,465,000**

Sold Date

**16-Mar-22**

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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