

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 MIRM LANE SYDENHAM VIC 3037

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Sydenham

Period-from

01 Feb 2023

to

31 Jan 2024

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

3 FARMHOUSE COURT SYDENHAM VIC 3037	\$740,000	15-Nov-23
2 PERRET WALK SYDENHAM VIC 3037	\$740,000	16-Dec-23
5 BOBERRIT WYND SYDENHAM VIC 3037	\$735,000	03-Oct-23

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: 21 February 2024



3 FARMHOUSE COURT SYDENHAM VIC 3037 Sold Price **\$740,000** Sold Date **15-Nov-23**

 4  2  -

Distance **0.4km**



2 PERRET WALK SYDENHAM VIC 3037 Sold Price Sold Date **16-Dec-23**

 4  2  2

Distance **0.06km**



5 BOBERRIT WYND SYDENHAM VIC 3037 Sold Price **\$735,000** Sold Date **03-Oct-23**

 5  2  2

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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