

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

2/22 SPELLMAN AVENUE 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,750

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/11 DUNRAVEN COURT SYDENHAM VIC 3037	\$583,000	22-Nov-24
5/3 VICTORIA ROAD SYDENHAM VIC 3037	\$565,000	21-Nov-24

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.

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Jonathan Koutroulis

M 0452502828

E jkoutroulis@barryplant.com.au

**2/11 DUNRAVEN COURT
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$583,000** Sold Date **22-Nov-24**Distance **1.24km****5/3 VICTORIA ROAD SYDENHAM
VIC 3037**

3 2 2

Sold Price **\$565,000** Sold Date **21-Nov-24**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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