

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 19 Boberrit Wynd, Sydenham, VIC 3037

Indicative selling price

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

Price Range

\$640,000

&

\$680,000

Median sale price

Median price

\$697,000

Property Type

House

Suburb

Sydenham (3037)

Period - From

01/10/2021

to

30/09/2022

Source

Corelogic

Comparable property sales

A 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
6 STATIONMASTER CLOSE, SYDENHAM VIC 3037	\$695,000	25/08/2022
7 PROFITA AVENUE, SYDENHAM VIC 3037	\$640,000	22/09/2022
37 STAGECOACH CRESCENT, SYDENHAM VIC 3037	\$675,000	26/03/2022

This Statement of Information was prepared on: 27/10/2022