

## 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

20/19 OVERTON LEA BOULEVARD SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$515,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/9 GLOUCESTER COURT SYDENHAM VIC 3037	\$540,000	22-Sep-23
26 RUBEN DRIVE SYDENHAM VIC 3037	\$630,000	16-May-23
9A CONTURSI DRIVE SYDENHAM VIC 3037	\$602,500	10-Jun-23

OR

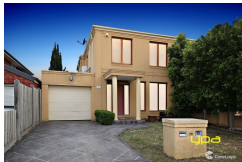
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 November 2023


**1/9 GLOUCESTER COURT  
SYDENHAM VIC 3037**
 3  2  1

Sold Price

<sup>RS</sup> **\$540,000** Sold Date **22-Sep-23**

Distance **0.64km**

**26 RUBEN DRIVE SYDENHAM VIC  
3037**
 3  2  1

Sold Price

**\$630,000** Sold Date **16-May-23**

Distance **1.28km**

**9A CONTURSI DRIVE SYDENHAM  
VIC 3037**
 3  2  1

Sold Price

**\$602,500** Sold Date **10-Jun-23**

Distance **1.35km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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