

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

2/53 DUNDEE WAY 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2023

to

31 May 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

4 RUBEN DRIVE SYDENHAM VIC 3037	\$615,000	25-May-24
1B CATHERINE DRIVE HILLSIDE VIC 3037	\$610,000	26-Apr-24
2/6 ANETA AVENUE HILLSIDE VIC 3037	\$595,000	02-Feb-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.~~

This Statement of Information was prepared on: 12 June 2024



4 RUBEN DRIVE SYDENHAM VIC 3037

Sold Price

^{RS} \$615,000 ^{UN}

Sold Date 25-May-24

3 2 2

Distance 0.82km



1B CATHERINE DRIVE HILLSIDE VIC 3037

Sold Price

^{RS} \$610,000

Sold Date 26-Apr-24

3 1 1

Distance 0.15km



2/6 ANETA AVENUE HILLSIDE VIC 3037

Sold Price

\$595,000

Sold Date 02-Feb-24

3 2 1

Distance 0.96km

RS = Recent sale

UN = Undisclosed Sale

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