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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

58 Meade Way Sydenham VIC 3037

3 2 1

Indicative Selling Price

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

Single Price \$470,000

Median Sale Price

\$633,500 Houses in Sydenham between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



47 Meade Way Sydenham VIC 3037 Sold Price **\$500,000** Sold Date **05-Aug-17**

3 2 1

Distance **0.05km**



51 Meade Way Sydenham VIC 3037 Sold Price **\$490,000** Sold Date **12-Aug-17**

3 1 2

Distance **0.05km**



8 Hepburn Place Sydenham VIC 3037 Sold Price **\$495,000** Sold Date **08-Dec-17**

3 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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