

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

17/322 SYDENHAM ROAD 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2023

to

30 Jun 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

33/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$490,000	31-Jan-24
19/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$510,000	16-Mar-24
39/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$500,000	24-Jun-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: 31 July 2024


**33/322 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

 Sold Price **\$490,000** Sold Date **31-Jan-24**

 Distance **0.18km**

**19/346 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

 Sold Price **\$510,000** Sold Date **16-Mar-24**

 Distance **0.18km**

**39/346 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

 Sold Price ^{RS} **\$500,000** Sold Date **24-Jun-24**

 Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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