

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

49/330 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2020

to

31 Oct 2021

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

46/330 Sydenham Road Sydenham VIC 3037	\$463,500	21-Sep-21
52/322 Sydenham Road Sydenham VIC 3037	\$452,000	02-Oct-21
45/346 Sydenham Road Sydenham VIC 3037	\$445,000	08-Jul-21

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: 10 November 2021



**46/330 Sydenham Road Sydenham
VIC 3037**

 3  2  4

Sold Price

^{RS} **\$463,500**

Sold Date

21-Sep-21

Distance

0.03km



**52/322 Sydenham Road Sydenham
VIC 3037**

 3  2  1

Sold Price

^{RS} **\$452,000**

Sold Date

02-Oct-21

Distance

0.06km



**45/346 Sydenham Road Sydenham
VIC 3037**

 3  2  1

Sold Price

\$445,000

Sold Date

08-Jul-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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