

## 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

33/358 SYDENHAM ROAD SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$459,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

25/12-32 PECKS ROAD SYDENHAM VIC 3037	\$450,000	12-Apr-22
30/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$439,000	29-Apr-22
15/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$390,000	20-May-22

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: 27 July 2022



**25/12-32 PECKS ROAD SYDENHAM  
VIC 3037**

Sold Price

**\$450,000**

Sold Date

**12-Apr-22**

2

1

1

Distance

**0.27km**



**30/358 SYDENHAM ROAD  
SYDENHAM VIC 3037**

Sold Price

**\$439,000**

Sold Date

**29-Apr-22**

3

2

1

Distance

**0.03km**



**15/358 SYDENHAM ROAD  
SYDENHAM VIC 3037**

Sold Price

**\$390,000**

Sold Date

**20-May-22**

3

2

1

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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