

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

2/19 DELBRIDGE DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sydenham

Period-from

01 May 2023

to

30 Apr 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

2/7 BUCKINGHAM STREET SYDENHAM VIC 3037	\$520,000	29-Apr-24
2/29 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$527,000	24-Feb-24
20/101-105 PECKS ROAD SYDENHAM VIC 3037	\$490,000	08-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: 03 May 2024

**2/7 BUCKINGHAM STREET
SYDENHAM VIC 3037** 2  1  1

Sold Price

RS

\$520,000

Sold Date

29-Apr-24

Distance

1.11km**2/29 DELBRIDGE DRIVE
SYDENHAM VIC 3037** 3  1  1

Sold Price

\$527,000

Sold Date

24-Feb-24

Distance

0.12km**20/101-105 PECKS ROAD
SYDENHAM VIC 3037** 2  1  1

Sold Price

\$490,000

Sold Date

08-Feb-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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