

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 SILVERDENE AVENUE 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sydenham

Period-from

01 Aug 2023

to

31 Jul 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 DUSTIN COURT SYDENHAM VIC 3037	\$530,000	08-Mar-24
6/55-57 PECKS ROAD SYDENHAM VIC 3037	\$505,000	04-Mar-24
3/45 PECKS ROAD SYDENHAM VIC 3037	\$535,000	30-May-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: 05 August 2024



2/7 DUSTIN COURT SYDENHAM VIC 3037

 3  1  1

Sold Price

\$530,000

Sold Date **08-Mar-24**

Distance **0.15km**



6/55-57 PECKS ROAD SYDENHAM VIC 3037

 3  1  1

Sold Price

\$505,000

Sold Date **04-Mar-24**

Distance **0.35km**



3/45 PECKS ROAD SYDENHAM VIC 3037

 3  2  2

Sold Price

\$535,000

Sold Date **30-May-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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