

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

52/322 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2020

to

31 May 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

7/330 Sydenham Road Sydenham VIC 3037	\$401,000	12-Feb-21
2/330 Sydenham Road Sydenham VIC 3037	\$426,000	28-Apr-21
13/330 Sydenham Road Sydenham VIC 3037	\$412,250	27-Jan-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.~~

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**7/330 Sydenham Road Sydenham
VIC 3037** 3  2  1

Sold Price

\$401,000

Sold Date

12-Feb-21

Distance

0.02km**2/330 Sydenham Road Sydenham
VIC 3037** 3  2  1

Sold Price

^{RS} **\$426,000**

Sold Date

28-Apr-21

Distance

0.05km**13/330 Sydenham Road Sydenham
VIC 3037** 3  2  2

Sold Price

\$412,250

Sold Date

27-Jan-21

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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