

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

1/5 Breadalbane Court 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2021

to

31 Jan 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

3/9 Breadalbane Court Sydenham VIC 3037	\$521,250	04-Sep-21
2/42 Buckingham Street Sydenham VIC 3037	\$555,000	02-Oct-21
1/14-16 Buckingham Street Sydenham VIC 3037	\$528,000	05-Aug-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: 09 February 2022

Property condition	Inspection	Inspection results	Agreement
Property condition	Inspection	Inspection results	Agreement

3/9 Breadalbane Court Sydenham VIC 3037

3 1 1

Sold Price **\$521,250** Sold Date **04-Sep-21**

Distance **0.08km**

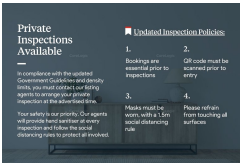


2/42 Buckingham Street Sydenham VIC 3037

2 2 1

Sold Price **\$555,000** Sold Date **02-Oct-21**

Distance **0.38km**



1/14-16 Buckingham Street Sydenham VIC 3037

3 2 1

Sold Price **\$528,000** Sold Date **05-Aug-21**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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