

## 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

6/11 TRICKEY AVENUE SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### 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 BUCKINGHAM STREET SYDENHAM VIC 3037	\$520,000	29-Apr-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: 14 August 2024

Adam Jones

P 0408693102

M 0408693102

E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**2/7 BUCKINGHAM STREET  
SYDENHAM VIC 3037** 2  1  1

Sold Price

**\$520,000**

Sold Date

**29-Apr-24**

Distance

**1km****RS** = Recent sale**UN** = Undisclosed Sale

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