

## 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

55/21-29 Trickey Avenue Sydenham VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$270,000

&

\$295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,250

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2020

to

28 Feb 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

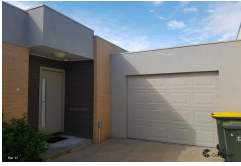
Date of sale

4/125 Fox Street St Albans VIC 3021	\$300,000	24-Feb-20

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 March 2021



**4/125 Fox Street St Albans VIC  
3021**

 1  1  1

Sold Price

**\$300,000** Sold Date **24-Feb-20**

Distance **4.95km**

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

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