

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

18/110 Delbridge Drive 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

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2021

to

31 Dec 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

2/110 Delbridge Drive Sydenham VIC 3037	\$405,000	23-Oct-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: 22 January 2022

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VICTORIAN LOCKDOWN
6:00pm Thursday 8 August - 11:59pm Thursday 12 August

Property Inspection	Inspection	Inspection	Inspection
Property Inspection The property inspection is a visual inspection of the property and its surroundings. It is not a guarantee of the property's condition or value. The inspection is conducted by a qualified professional and is subject to the terms and conditions of the inspection report.	Inspection The inspection is a visual inspection of the property and its surroundings. It is not a guarantee of the property's condition or value. The inspection is conducted by a qualified professional and is subject to the terms and conditions of the inspection report.	Inspection The inspection is a visual inspection of the property and its surroundings. It is not a guarantee of the property's condition or value. The inspection is conducted by a qualified professional and is subject to the terms and conditions of the inspection report.	Inspection The inspection is a visual inspection of the property and its surroundings. It is not a guarantee of the property's condition or value. The inspection is conducted by a qualified professional and is subject to the terms and conditions of the inspection report.

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2/110 Delbridge Drive Sydenham VIC 3037

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Sold Price **\$405,000** Sold Date **23-Oct-21**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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