

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

11 DUNDEE WAY 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

\$680,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,018

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2023

to

30 Sep 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

10 BRENNAN COURT SYDENHAM VIC 3037	\$685,000	14-Aug-24
67 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$670,000	31-Jul-24
47 KENSWICK DRIVE HILLISIDE VIC 3037	\$690,000	25-May-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: 16 October 2024

**10 BRENNAN COURT SYDENHAM
VIC 3037**

3 2 2

Sold Price

\$685,000

Sold Date

14-Aug-24

Distance

0.42km**67 DELBRIDGE DRIVE SYDENHAM
VIC 3037**

4 2 1

Sold Price

\$670,000

Sold Date

31-Jul-24

Distance

0.19km**47 KENSWICK DRIVE HILLSIDE VIC
3037**

4 2 2

Sold Price

\$690,000

Sold Date

25-May-24

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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