

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

4/14-16 BUCKINGHAM STREET 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

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2022

to

30 Apr 2023

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

2/4 DARLINGTON GROVE SYDENHAM VIC 3037	\$435,000	14-Apr-23
19/12-32 PECKS ROAD SYDENHAM VIC 3037	\$440,000	13-Apr-23
18/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$405,000	10-Feb-22

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: 29 May 2023


**2/4 DARLINGTON GROVE
SYDENHAM VIC 3037**
 2  2  1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **14-Apr-23**

Distance **0.73km**

**19/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price ^{RS} **\$440,000** Sold Date **13-Apr-23**

Distance **1.15km**

**18/110 DELBRIDGE DRIVE
SYDENHAM VIC 3037**
 2  1  1

Sold Price **\$405,000** Sold Date **10-Feb-22**

Distance **1.21km**

**56/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 2  1  1

Sold Price **\$430,000** Sold Date **02-Dec-22**

Distance **1.23km**

**5/23 SANTOLIN DRIVE HILLSIDE
VIC 3037**
 2  1  1

Sold Price **\$440,000** Sold Date **06-Apr-22**

Distance **1.39km**
RS = Recent sale

UN = Undisclosed Sale

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