



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

Unit 19, 553-555 Melton Highway,  
SYDENHAM 3037

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$440,000 - \$480,000**

### Median sale price

Median **House** for **SYDENHAM** for period **Apr 2017 - Mar 2018**

Sourced from **PRICEFINDER**.

**\$375,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**38/ 553 MELT ON HIGHWAY,**  
SYDENHAM 3037

Price **\$434,000** Sold 13  
March 2018

**9/ 553 MELT ON HIGHWAY,**  
SYDENHAM 3037

Price **\$435,500** Sold 07  
March 2018

**12 THE ESPLANADE,**  
SYDENHAM 3037

Price **\$445,000** Sold 09  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

### Raine & Horne Gisborne

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### Contact agents



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**Raine&Horne.**