

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

1/41 Victoria Road 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/40 Hannah Avenue Hillside VIC 3037	\$492,000	05-Nov-20
21/101-105 Pecks Road Sydenham VIC 3037	\$480,000	26-Nov-20
4 Tintern Loop Hillside VIC 3037	\$435,000	30-Oct-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: 15 December 2020



1/40 Hannah Avenue Hillside VIC 3037

Sold Price

^{RS}

\$492,000

Sold Date **05-Nov-20**

 3  1  1

Distance **1.38km**



21/101-105 Pecks Road Sydenham VIC 3037

Sold Price

^{RS}

\$480,000

Sold Date **26-Nov-20**

 3  1  1

Distance **1.67km**



4 Tintern Loop Hillside VIC 3037

Sold Price

\$435,000

Sold Date **30-Oct-20**

 3  1  2

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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