

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

8 SAMBUCCO COURT 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

\$530,000

&

\$580,000

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

| | | |
|--|-----------|-----------|
| 18 PANORAMA DRIVE HILLSIDE VIC 3037 | \$530,000 | 22-Jul-24 |
| 25 PENZANCE PLACE SYDENHAM VIC 3037 | \$510,000 | 22-May-24 |
| 2/19 SILVERDENE AVENUE SYDENHAM VIC 3037 | \$572,000 | 31-Aug-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: 11 October 2024


**18 PANORAMA DRIVE HILLSIDE
VIC 3037**

 3
  1
  2

Sold Price

\$530,000

Sold Date

22-Jul-24

Distance

1.23km

**25 PENZANCE PLACE SYDENHAM
VIC 3037**

 3
  2
  1

Sold Price

\$510,000

Sold Date

22-May-24

Distance

1.26km

**2/19 SILVERDENE AVENUE
SYDENHAM VIC 3037**

 3
  1
  2

Sold Price

^{RS} **\$572,000**

Sold Date

31-Aug-24

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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