

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

1/553-555 MELTON HIGHWAY 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2022

to

31 Jul 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

36/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$585,000	16-Mar-23
29/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$585,000	28-Jul-23
27/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$585,000	14-Apr-23

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: 18 August 2023


**36/545 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3
  2
  -

Sold Price

\$585,000

Sold Date

16-Mar-23

Distance

0.13km

**29/545 MELTON HIGHWAY
SYDENHAM VIC 3037**

 -
  -
  -

Sold Price

^{RS} **\$585,000**

Sold Date

28-Jul-23

Distance

0.11km

**27/545 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3
  2
  2

Sold Price

\$585,000

Sold Date

14-Apr-23

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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