

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

19/553-555 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/537 Melton Highway Sydenham VIC 3037	\$470,000	29-Jan-22
1/346 Sydenham Road Sydenham VIC 3037	\$441,500	05-Nov-21
49/330 Sydenham Road Sydenham VIC 3037	\$460,000	09-Dec-21

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.~~

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**4/537 Melton Highway Sydenham
VIC 3037**

3 2 2

Sold Price

^{RS} **\$470,000** Sold Date **29-Jan-22**

Distance **0.16km**



**1/346 Sydenham Road Sydenham
VIC 3037**

3 2 2

Sold Price

\$441,500 Sold Date **05-Nov-21**

Distance **1.46km**



**49/330 Sydenham Road Sydenham
VIC 3037**

3 2 4

Sold Price

\$460,000 Sold Date **09-Dec-21**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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