

## 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

12 KONTEK WAY SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2023

to

31 Aug 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

1/9 CHIRCOP CLOSE SYDENHAM VIC 3037	\$560,000	09-Apr-24
4B KONTEK WAY SYDENHAM VIC 3037	\$577,000	04-Mar-24
6/11 TRICKEY AVENUE SYDENHAM VIC 3037	\$550,000	15-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: 09 September 2024


**1/9 CHIRCOP CLOSE SYDENHAM  
VIC 3037**

Sold Price

**\$560,000**

Sold Date

**09-Apr-24**
 3

 2

 -

Distance

**0.23km**

**4B KONTEK WAY SYDENHAM VIC  
3037**

Sold Price

**\$577,000**

Sold Date

**04-Mar-24**
 3

 2

 1

Distance

**0.08km**

**6/11 TRICKEY AVENUE SYDENHAM  
VIC 3037**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**15-Aug-24**
 3

 2

 1

Distance

**0.94km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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