

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

5/2 ALBERT 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

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2023

to

31 Oct 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

2/57 VICTORIA ROAD SYDENHAM VIC 3037	\$420,000	23-Sep-24
24/4 TYSON WAY SYDENHAM VIC 3037	\$450,000	10-Nov-24
11/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$440,000	21-Sep-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: 23 November 2024



**2/57 VICTORIA ROAD SYDENHAM
VIC 3037**

2 1 1

Sold Price

\$420,000

Sold Date

23-Sep-24

Distance

0.68km



**24/4 TYSON WAY SYDENHAM VIC
3037**

2 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

10-Nov-24

Distance

0.92km



**11/110 DELBRIDGE DRIVE
SYDENHAM VIC 3037**

2 1 1

Sold Price

\$440,000

Sold Date

21-Sep-24

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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