

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

50/346 Sydenham 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2019

to

31 Jul 2020

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

43/346 Sydenham Road Sydenham VIC 3037	\$410,000	05-Mar-20
41/322 Sydenham Road Sydenham VIC 3037	\$400,000	19-Feb-20
16/330 Sydenham Road Sydenham VIC 3037	\$402,500	13-Mar-20

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: 17 August 2020



**43/346 Sydenham Road Sydenham
VIC 3037**

 3  2  3

Sold Price

\$410,000

Sold Date

05-Mar-20

Distance

0.04km



**41/322 Sydenham Road Sydenham
VIC 3037**

 3  2  2

Sold Price

\$400,000

Sold Date

19-Feb-20

Distance

0.22km



**16/330 Sydenham Road Sydenham
VIC 3037**

 3  1  1

Sold Price

\$402,500

Sold Date

13-Mar-20

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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