

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/70 COMMUNITY HUB, SYDENHAM, VIC

 3  2  1

Indicative Selling Price

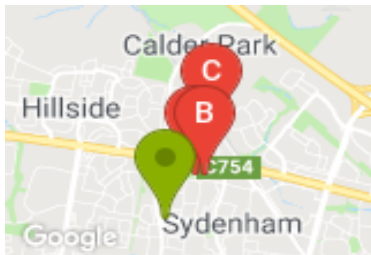
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$440,000 to \$480,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (Unit)

\$404,500

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



28/553 MELTON HWY, SYDENHAM, VIC 3037

 3  2  2

Sale Price

***\$480,000**

Sale Date: 14/06/2018

Distance from Property: 757m



19/553 MELTON HWY, SYDENHAM, VIC 3037

 3  2  2

Sale Price

\$460,000

Sale Date: 03/06/2018

Distance from Property: 801m



2/28 BUCKINGHAM ST, SYDENHAM, VIC 3037

 3  1  1

Sale Price

\$440,000

Sale Date: 29/05/2018

Distance from Property: 1.4km



This report has been compiled on 01/08/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/70 COMMUNITY HUB, SYDENHAM, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$404,500

House

Unit

X


Suburb

SYDENHAM

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
28/553 MELTON HWY, SYDENHAM, VIC 3037	*\$480,000	14/06/2018
19/553 MELTON HWY, SYDENHAM, VIC 3037	\$460,000	03/06/2018
2/28 BUCKINGHAM ST, SYDENHAM, VIC 3037	\$440,000	29/05/2018