

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BALAM GREEN, SYDENHAM, VIC

 3  2  2

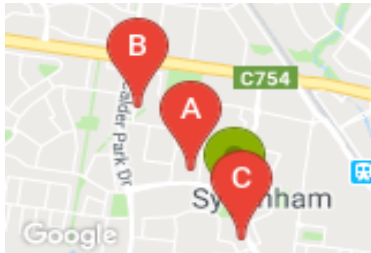
Indicative Selling Price

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

Price Range: \$590,000 to \$640,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (House)

\$607,500

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.



14 LORINDA CL, SYDENHAM, VIC 3037

 5  2  2

Sale Price

***\$647,500**

Sale Date: 14/07/2018

Distance from Property: 431m



51 DUNDEE WAY, SYDENHAM, VIC 3037

 3  2  2

Sale Price

\$635,000

Sale Date: 15/05/2018

Distance from Property: 1km



9 TOOMBAK WALK, SYDENHAM, VIC 3037

 3  2  2

Sale Price

\$640,000

Sale Date: 12/05/2018

Distance from Property: 176m



This report has been compiled on 31/07/2018 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

13 BALAM GREEN, SYDENHAM, VIC

Indicative selling price

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

Price Range:

\$590,000 to \$640,000

Median sale price

Median price

\$607,500

House

X

Unit

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
14 LORINDA CL, SYDENHAM, VIC 3037	*\$647,500	14/07/2018
51 DUNDEE WAY, SYDENHAM, VIC 3037	\$635,000	15/05/2018
9 TOOMBAK WALK, SYDENHAM, VIC 3037	\$640,000	12/05/2018