

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

6 CRESSIDA CRESCENT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Sydenham

Period-from

01 Apr 2024

to

31 Mar 2025

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

9 COBB JUNCTION SYDENHAM VIC 3037	\$680,000	15-Mar-25
11 DUNDEE WAY SYDENHAM VIC 3037	\$675,000	09-Nov-24
40 BUNGARIM WYND SYDENHAM VIC 3037	\$665,000	29-Nov-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: 22 April 2025



9 COBB JUNCTION SYDENHAM VIC 3037

Sold Price

^{RS} **\$680,000** Sold Date **15-Mar-25**

3 2 2

Distance **1km**



11 DUNDEE WAY SYDENHAM VIC 3037

Sold Price

\$675,000 Sold Date **09-Nov-24**

4 2 2

Distance **1.63km**



40 BUNGARIM WYND SYDENHAM VIC 3037

Sold Price

\$665,000 Sold Date **29-Nov-24**

3 2 2

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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