

## 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

5/4 ALBERT ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2023

to

30 Nov 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

24/4 TYSON WAY SYDENHAM VIC 3037	\$450,000	10-Nov-24
25/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$440,000	03-Dec-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: 19 December 2024



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

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **10-Nov-24**

2 1 1

Distance **0.95km**



**25/110 DELBRIDGE DRIVE SYDENHAM VIC 3037**

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date **03-Dec-24**

2 1 1

Distance **0.97km**



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

Sold Price

**\$440,000**

Sold Date **21-Sep-24**

2 1 1

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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