

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 19/346 Sydenham road, SYDENHAM, VIC, 3037

Indicative selling price

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

Single price \$ or range between \$ 400,000 & \$ 420,000

Median sale price

Median price \$ 435,050 House Unit X Suburb SYDENHAM

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

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
12 BUCKINGHAM STREET, SYDENHAM VIC 3037	\$ 360,000	10/02/2019
3 STRATHEDEN COURT, SYDENHAM VIC 3037	\$ 545,000	06/12/2018
15 COOPER COURT, DELAHEY VIC 3037	\$ 422,000	15/03/2019