

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

3/553-555 MELTON HIGHWAY 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2021

to

30 Apr 2022

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

12/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$495,000	11-Mar-22
39/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$461,000	27-Apr-22
19/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$490,000	04-Mar-22

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: 26 May 2022



**12/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**

 4  2  3

Sold Price

^{RS} **\$495,000**

Sold Date

11-Mar-22

Distance

0.07km



**39/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS} **\$461,000**

Sold Date

27-Apr-22

Distance

0.05km



**19/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  2

Sold Price

\$490,000

Sold Date

04-Mar-22

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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