

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

41 HERITAGE GARDENS 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,018

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2023

to

30 Sep 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

36 LADY ROSE CRESCENT SYDENHAM VIC 3037	\$785,000	25-Sep-24
32 ROSELEIGH BOULEVARD SYDENHAM VIC 3037	\$735,000	26-Aug-24
2 AMBRIDGE GROVE SYDENHAM VIC 3037	\$730,000	18-Oct-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: 28 October 2024

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**36 LADY ROSE CRESCENT
SYDENHAM VIC 3037**

 3  2  2

Sold Price ^{RS} **\$785,000** Sold Date **25-Sep-24**

Distance **0.36km**



**32 ROSELEIGH BOULEVARD
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$735,000** Sold Date **26-Aug-24**

Distance **0.37km**



**2 AMBRIDGE GROVE SYDENHAM
VIC 3037**

 4  2  2

Sold Price ^{RS} **\$730,000** Sold Date **18-Oct-24**

Distance **0.23km**



**12 HERITAGE GARDENS
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$735,000** Sold Date **26-Jun-24**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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