

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

1/14-16 BUCKINGHAM STREET 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2022

to

30 Nov 2023

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

34/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$470,000	12-Aug-23
1/10 ALBERT ROAD SYDENHAM VIC 3037	\$530,000	04-Dec-23
1/5 MAZZEI WAY SYDENHAM VIC 3037	\$525,000	19-Dec-23

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 December 2023



**34/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$470,000** Sold Date **12-Aug-23**

Distance **0.47km**



**1/10 ALBERT ROAD SYDENHAM
VIC 3037**

 3  2  1

Sold Price ^{RS} **\$530,000** Sold Date **04-Dec-23**

Distance **0.65km**



**1/5 MAZZEI WAY SYDENHAM VIC
3037**

 3  1  1

Sold Price ^{RS} **\$525,000** Sold Date **19-Dec-23**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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