

## 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

1/40 BUCKINGHAM STREET 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2023

to

31 Jan 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

1/9 GLOUCESTER COURT SYDENHAM VIC 3037	\$540,000	22-Sep-23
1/5 MAZZEI WAY SYDENHAM VIC 3037	\$525,000	19-Dec-23
20A DELBRIDGE DRIVE SYDENHAM VIC 3037	\$537,000	17-Jan-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: 12 February 2024



**1/9 GLOUCESTER COURT  
SYDENHAM VIC 3037**

 3  2  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **22-Sep-23**

Distance **0.24km**



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

 3  1  1

Sold Price

<sup>RS</sup> **\$525,000**

Sold Date **19-Dec-23**

Distance **1.17km**



**20A DELBRIDGE DRIVE  
SYDENHAM VIC 3037**

 3  2  1

Sold Price

<sup>RS</sup> **\$537,000**

Sold Date **17-Jan-24**

Distance **1.2km**

RS = Recent sale      UN = Undisclosed Sale

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