

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

1/504-506 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2023

to

31 Mar 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

27/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$452,000	26-Feb-24
2/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$450,000	10-Oct-23
20/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$440,000	09-Mar-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: 08 April 2024



27/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037

 3  2  2

Sold Price **\$452,000** Sold Date **26-Feb-24**

Distance **0.51km**



2/358 SYDENHAM ROAD
SYDENHAM VIC 3037

 3  2  1

Sold Price **\$450,000** Sold Date **10-Oct-23**

Distance **1.07km**



20/330 SYDENHAM ROAD
SYDENHAM VIC 3037

 3  2  1

Sold Price ^{RS} **\$440,000** Sold Date **09-Mar-24**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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