

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 10/545 Melton Highway, Sydenham, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$640,000

Median sale price

Median price \$483,500 Property Type Unit Suburb Sydenham (3037)

Period - From 23/06/2023 to 31/05/2024 Source www.realestate.com.au

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
1/5 STRATHEDEN COURT, SYDENHAM VIC 3037	\$628,000	27/04/2024
1/3 VICTORIA ROAD, SYDENHAM VIC 3037	\$587,500	19/04/2024

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 six months.

This Statement of Information was prepared on: 14/06/2024