

## 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

14 DELBRIDGE DRIVE 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

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

3 STABLES PLACE SYDENHAM VIC 3037	\$870,000	29-Nov-23
1 STABLES PLACE SYDENHAM VIC 3037	\$855,000	02-Dec-23
18 JOHN PAUL DRIVE HILLSIDE VIC 3037	\$852,000	19-Oct-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: 18 February 2024


**3 STABLES PLACE SYDENHAM VIC 3037**

Sold Price

RS

**\$870,000**

Sold Date

**29-Nov-23**

4



2



2

Distance

**0.29km**
**1 STABLES PLACE SYDENHAM VIC 3037**

Sold Price

**\$855,000**

Sold Date

**02-Dec-23**

4



2



2

Distance

**0.3km**
**18 JOHN PAUL DRIVE HILLSIDE VIC 3037**

Sold Price

**\$852,000**

Sold Date

**19-Oct-23**

4



2



2

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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