# 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

15 LILY DRIVE SYDENHAM VIC 3037

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or ran betwe	5 3629000	&	\$679,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$705,000	Property type	House	Suburb	Sydenham						

31 Dec 2023

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jan 2023

**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.

to

Address of comparable property	Price	Date of sale
9 STATIONMASTER CLOSE SYDENHAM VIC 3037	\$700,000	06-Dec-23
4 DUNDEE WAY SYDENHAM VIC 3037	\$710,000	18-Nov-23
5 MELVA COURT SYDENHAM VIC 3037	\$718,000	26-Sep-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: 13 January 2024

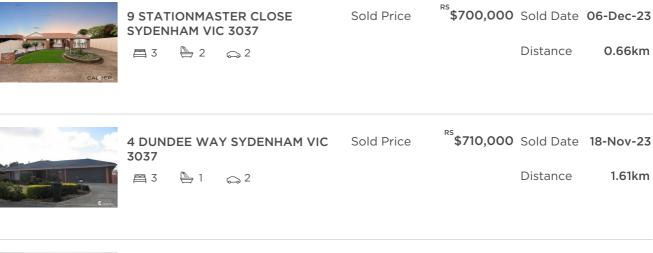


Corelogic

consumer.vic.gov.au



1.61km





	5 MELVA COURT SYDENHAM VIC 3037 ☐ 3			Sold Price	<sup>RS</sup> \$718,000	Sold Date	26-Sep-23
	₿ 3	2	⇔ 3			Distance	1.72km

#### **RS** = Recent sale UN = Undisclosed Sale

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