

## 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

19/346 SYDENHAM ROAD 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

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2023

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 33/322 SYDENHAM ROAD SYDENHAM VIC 3037 | \$490,000 | 31-Jan-24 |
| 56/346 SYDENHAM ROAD SYDENHAM VIC 3037 | \$485,000 | 08-Nov-22 |
| 43/330 SYDENHAM ROAD SYDENHAM VIC 3037 | \$480,000 | 03-Mar-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 March 2024

**33/322 SYDENHAM ROAD  
SYDENHAM VIC 3037**

3 2 2

Sold Price <sup>RS</sup> **\$490,000** Sold Date **31-Jan-24**Distance **0.21km****56/346 SYDENHAM ROAD  
SYDENHAM VIC 3037**

3 2 4

Sold Price **\$485,000** Sold Date **08-Nov-22**Distance **0.14km****43/330 SYDENHAM ROAD  
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$480,000** Sold Date **03-Mar-23**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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