

## 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

2/1 BEAUMONT COURT 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2023

to

30 Apr 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

2/7 BUCKINGHAM STREET SYDENHAM VIC 3037	\$520,000	29-Apr-24
3/28 BUCKINGHAM STREET SYDENHAM VIC 3037	\$477,000	30-Apr-24
2/29 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$527,000	24-Feb-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.

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Sasho Mitrevski  
P 03 9390 8333  
M 0488 757 527  
E smitrevski@barryplant.com.au



**2/7 BUCKINGHAM STREET  
SYDENHAM VIC 3037**

 2  1  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **29-Apr-24**

Distance **0.44km**



**3/28 BUCKINGHAM STREET  
SYDENHAM VIC 3037**

 3  1  1

Sold Price <sup>RS</sup> **\$477,000** Sold Date **30-Apr-24**

Distance **0.48km**



**2/29 DELBRIDGE DRIVE  
SYDENHAM VIC 3037**

 3  1  1

Sold Price **\$527,000** Sold Date **24-Feb-24**

Distance **0.7km**

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

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