

# 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 2/3 Stratheden 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)

Price Range

\$550,000

&

\$600,000

### Median sale price

Median price

\$752,500

Property Type

House

Suburb

Sydenham (3037)

Period - From

01/05/2023

to

30/04/2024

Source

realestate.com

### 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
28 CHANDOS STREET, SYDENHAM VIC 3037	\$547,500	18/12/2023
1/10 ALBERT ROAD, SYDENHAM VIC 3037	\$530,000	04/12/2023

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: 01/06/2024