

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

2/358 SYDENHAM ROAD SYDENHAM VIC 3037

Indicative selling price

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

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2022

to

30 Sep 2023

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

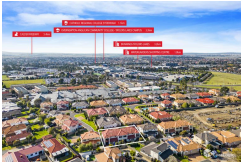
Date of sale

59/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$445,000	18-Sep-23
15/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$445,000	15-Jun-23
3/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$450,000	03-Jun-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: 03 October 2023



**59/346 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price ^{RS} **\$445,000** Sold Date **18-Sep-23**

Distance **0.24km**



**15/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  3

Sold Price **\$445,000** Sold Date **15-Jun-23**

Distance **0.3km**



**3/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  4

Sold Price ^{RS} **\$450,000** Sold Date **03-Jun-23**

Distance **0.37km**

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

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