

# 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 2/7 Dustin 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

\$500,000

&

\$540,000

### Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Sydenham (3037)

Period - From

01/02/2023

to

31/01/2024

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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These are the three 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
1/6 GLOUCESTER COURT, SYDENHAM VIC 3037	\$562,000	02/02/2024
3/7 MONTROSE COURT, SYDENHAM VIC 3037	\$530,000	31/10/2023
1/5 MAZZEI WAY, SYDENHAM VIC 3037	\$525,000	19/12/2023

This Statement of Information was prepared on: 23/02/2024