

## 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 TOOLIM WALK 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2023

to

31 May 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

65 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$670,000	21-May-24
15 LILY DRIVE SYDENHAM VIC 3037	\$687,000	21-Feb-24
2 ORIANA WAY SYDENHAM VIC 3037	\$722,500	24-Apr-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.~~

This Statement of Information was prepared on: 25 June 2024



**65 STAGECOACH CRESCENT  
SYDENHAM VIC 3037**

3 2 1

Sold Price

<sup>RS</sup>

**\$670,000**

Sold Date

**21-May-24**

Distance

**0.34km**



**15 LILY DRIVE SYDENHAM VIC  
3037**

3 2 2

Sold Price

**\$687,000**

Sold Date

**21-Feb-24**

Distance

**0.87km**



**2 ORIANA WAY SYDENHAM VIC  
3037**

3 2 2

Sold Price

**\$722,500**

Sold Date

**24-Apr-24**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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