

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

21/21-29 TRICKEY AVENUE 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,800

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2024

to

30 Apr 2025

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

15/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$377,000	22-Jan-25
20/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$325,000	14-Dec-24
45/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$314,100	09-Feb-25

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: 05 May 2025


**15/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2
  2
  -

Sold Price **\$377,000** Sold Date **22-Jan-25**

Distance **0km**


**20/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2
  1
  1

Sold Price **\$325,000** Sold Date **14-Dec-24**

Distance **0km**


**45/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2
  2
  -

Sold Price **\$314,100** Sold Date **09-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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