

## 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

22/322 SYDENHAM ROAD 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 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

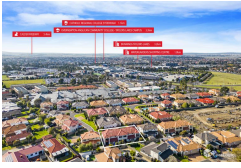
Date of sale

59/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$445,000	09-Sep-23
2/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$450,000	10-Oct-23
2/537 MELTON HIGHWAY SYDENHAM VIC 3037	\$440,000	16-Nov-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: 14 January 2024


**59/346 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 3  2  2

 Sold Price **\$445,000** Sold Date **09-Sep-23**

 Distance **0.19km**

**2/358 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 3  2  1

 Sold Price **\$450,000** Sold Date **10-Oct-23**

 Distance **0.36km**

**2/537 MELTON HIGHWAY  
SYDENHAM VIC 3037**
 2  1  1

 Sold Price <sup>RS</sup> **\$440,000** Sold Date **16-Nov-23**

 Distance **1.49km**

2/537 Melton Hwy, Sydenham

RS = Recent sale

UN = Undisclosed Sale

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