

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 ADMIRALTY LANE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

3/10 ALBERT ROAD SYDENHAM VIC 3037	\$550,000	28-Feb-24
1/3 VICTORIA ROAD SYDENHAM VIC 3037	\$587,500	19-Apr-24
28/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$504,000	25-Jan-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: 03 June 2024



**3/10 ALBERT ROAD SYDENHAM
 VIC 3037**

 3  2  2

Sold Price **\$550,000** Sold Date **28-Feb-24**

Distance **1.63km**



**1/3 VICTORIA ROAD SYDENHAM
 VIC 3037**

 3  2  2

Sold Price ^{RS} **\$587,500** Sold Date **19-Apr-24**

Distance **1.16km**



**28/322 SYDENHAM ROAD
 SYDENHAM VIC 3037**

 3  2  4

Sold Price **\$504,000** Sold Date **25-Jan-24**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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