

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

28/110 DELBRIDGE DRIVE 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2022

to

30 Jun 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

18/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$405,000	10-Feb-22
27/4 TYSON WAY SYDENHAM VIC 3037	\$393,000	30-Nov-22
2/2 MONTAGU WAY DELAHEY VIC 3037	\$400,000	30-May-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: 25 July 2023

**18/110 DELBRIDGE DRIVE
SYDENHAM VIC 3037**

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Sold Price **\$405,000** Sold Date **10-Feb-22**Distance **0.1km****27/4 TYSON WAY SYDENHAM VIC
3037**

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Sold Price **\$393,000** Sold Date **30-Nov-22**Distance **0.16km****2/2 MONTAGU WAY DELAHEY VIC
3037**

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Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **30-May-23**Distance **2.56km**

RS = Recent sale

UN = Undisclosed Sale

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