

## 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

29/110 DELBRIDGE DRIVE 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2023

to

30 Apr 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

20/101-105 PECKS ROAD SYDENHAM VIC 3037	\$490,000	08-Feb-24
1/6 STRATHEDEN COURT SYDENHAM VIC 3037	\$460,000	31-Aug-23
2/42 ALBERT ROAD SYDENHAM VIC 3037	\$487,000	24-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: 13 May 2024

**20/101-105 PECKS ROAD  
SYDENHAM VIC 3037**

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Sold Price **\$490,000** Sold Date **08-Feb-24**Distance **0.88km****1/6 STRATHEDEN COURT  
SYDENHAM VIC 3037**

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Sold Price **\$460,000** Sold Date **31-Aug-23**Distance **0.99km****2/42 ALBERT ROAD SYDENHAM  
VIC 3037**

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Sold Price **\$487,000** Sold Date **24-May-23**Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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