

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

3/28 BUCKINGHAM STREET 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

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2023

to

29 Feb 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

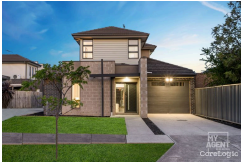
Date of sale

1/10 ALBERT ROAD SYDENHAM VIC 3037	\$530,000	05-Dec-23
28/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$504,000	24-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: 02 March 2024



**1/10 ALBERT ROAD SYDENHAM
VIC 3037**

 3  2  1

Sold Price **\$530,000** Sold Date **05-Dec-23**

Distance **0.62km**



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

 3  2  4

Sold Price ^{RS} **\$504,000** Sold Date **24-Jan-24**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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