

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

3/6 GLOUCESTER COURT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2022

to

30 Nov 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

3/7 MONTROSE COURT SYDENHAM VIC 3037	\$530,000	10-Oct-23
1/5 MAZZEI WAY SYDENHAM VIC 3037	\$525,000	19-Dec-23
3/30-38 TRICKEY AVENUE SYDENHAM VIC 3037	\$495,000	21-Sep-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: 20 December 2023



**3/7 MONTROSE COURT
SYDENHAM VIC 3037**

 3  1  1

Sold Price **\$530,000** Sold Date **10-Oct-23**

Distance **0.58km**



**1/5 MAZZEI WAY SYDENHAM VIC
3037**

 3  1  1

Sold Price ^{RS} **\$525,000** Sold Date **19-Dec-23**

Distance **0.93km**



**3/30-38 TRICKEY AVENUE
SYDENHAM VIC 3037**

 3  1  2

Sold Price **\$495,000** Sold Date **21-Sep-23**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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