

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

3/7 MONTROSE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2022

to

31 Aug 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

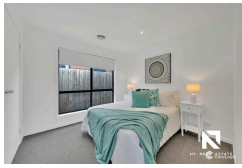
Date of sale

1/41 JADE WAY HILLSIDE VIC 3037	\$550,000	01-Jul-23
3/18 BUCKINGHAM STREET SYDENHAM VIC 3037	\$540,000	13-Jun-23
2/1 MELVA COURT SYDENHAM VIC 3037	\$515,000	09-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 September 2023



1/41 JADE WAY HILLSIDE VIC 3037 Sold Price ^{RS} **\$550,000** Sold Date **01-Jul-23**

 3  1  1

Distance **1.77km**



3/18 BUCKINGHAM STREET SYDENHAM VIC 3037 Sold Price **\$540,000** Sold Date **13-Jun-23**

 3  2  2

Distance **0.62km**



2/1 MELVA COURT SYDENHAM VIC 3037 Sold Price **\$515,000** Sold Date **09-May-23**

 3  1  1

Distance **0.37km**

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

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