

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

39/322 SYDENHAM ROAD 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

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

15/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$435,000	27-Nov-23
22/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$450,000	16-Feb-24
2/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$450,000	10-Oct-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 March 2024



**15/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  1

Sold Price **\$435,000** Sold Date **27-Nov-23**

Distance **0.17km**



**22/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  1

Sold Price ^{RS} **\$450,000** Sold Date **16-Feb-24**

Distance **0.1km**



**2/358 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  1

Sold Price **\$450,000** Sold Date **10-Oct-23**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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