

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

4/19 ARGYLL 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2022

to

31 Jul 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

25/4 TYSON WAY SYDENHAM VIC 3037	\$460,000	07-Jun-23
4/4 TYSON WAY SYDENHAM VIC 3037	\$450,000	10-May-23
2/111-113 PECKS ROAD SYDENHAM VIC 3037	\$475,000	26-Jul-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: 11 August 2023



25/4 TYSON WAY SYDENHAM VIC 3037

Sold Price

\$460,000

Sold Date

07-Jun-23

3 1 1

Distance

1.25km



4/4 TYSON WAY SYDENHAM VIC 3037

Sold Price

\$450,000

Sold Date

10-May-23

3 1 1

Distance

1.23km



2/111-113 PECKS ROAD SYDENHAM VIC 3037

Sold Price

^{RS} **\$475,000**

Sold Date

26-Jul-23

3 1 1

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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