

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 CRESSIDA CRESCENT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Sydenham

Period-from

01 Feb 2023

to

31 Jan 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

7 ROSE HEDGE DRIVE SYDENHAM VIC 3037	\$775,000	31-Jan-24
83 ROSELEIGH BOULEVARD SYDENHAM VIC 3037	\$790,000	10-Feb-24
7 TIFFANY PLACE SYDENHAM VIC 3037	\$800,000	20-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: 19 February 2024

**7 ROSE HEDGE DRIVE SYDENHAM VIC 3037**

3 2 2

Sold Price

^{RS} **\$775,000**

Sold Date

31-Jan-24

Distance

0.33km**83 ROSELEIGH BOULEVARD SYDENHAM VIC 3037**

3 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

10-Feb-24

Distance

0.3km**7 TIFFANY PLACE SYDENHAM VIC 3037**

4 2 2

Sold Price

\$800,000

Sold Date

20-Sep-23

Distance

0.07km**RS** = Recent sale**UN** = Undisclosed Sale

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