

## 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 DUNDEE WAY SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2022

to

30 Sep 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

2 HATTON COURT SYDENHAM VIC 3037	\$635,000	24-May-23
12 LESLIE COURT HILLSIDE VIC 3037	\$640,000	29-Jul-23
56 JOHN PAUL DRIVE HILLSIDE VIC 3037	\$694,500	10-Jun-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: 23 October 2023



**2 HATTON COURT SYDENHAM VIC 3037** Sold Price **\$635,000** Sold Date **24-May-23**

3 2 2

Distance **0.35km**



**12 LESLIE COURT HILLSIDE VIC 3037** Sold Price <sup>RS</sup> **\$640,000** Sold Date **29-Jul-23**

3 1 4

Distance **0.59km**



**56 JOHN PAUL DRIVE HILLSIDE VIC 3037** Sold Price **\$694,500** Sold Date **10-Jun-23**

3 2 2

Distance **0.94km**

RS = Recent sale      UN = Undisclosed Sale

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