

## 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

47/21-29 TRICKEY AVENUE 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2023

to

31 Mar 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

23/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$380,000	03-Feb-24
36/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$350,000	15-Jan-24
18/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$355,000	28-Nov-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: 04 April 2024



**23/21-29 TRICKEY AVENUE  
SYDENHAM VIC 3037**

 **2**  1  -

Sold Price **\$380,000** Sold Date **03-Feb-24**

Distance **0km**



**36/21-29 TRICKEY AVENUE  
SYDENHAM VIC 3037**

 2  2  1

Sold Price **\$350,000** Sold Date **15-Jan-24**

Distance **0.01km**



**18/21-29 TRICKEY AVENUE  
SYDENHAM VIC 3037**

 2  2  1

Sold Price **\$355,000** Sold Date **28-Nov-23**

Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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