

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

5 BANEEM COURT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2022

to

30 Jun 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

62 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$660,000	12-May-23
6 ANAKIE WALK DELAHEY VIC 3037	\$672,500	11-Apr-23
9 SILVANA WAY HILLSIDE VIC 3037	\$675,000	16-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: 24 July 2023


**62 STAGECOACH CRESCENT
SYDENHAM VIC 3037**
 3  2  2

Sold Price

^{RS}
\$660,000

Sold Date

12-May-23

Distance

0.43km

**6 ANAKIE WALK DELAHEY VIC
3037**
 4  2  2

Sold Price

\$672,500

Sold Date

11-Apr-23

Distance

0.93km

**9 SILVANA WAY HILLSIDE VIC
3037**
 4  2  1

Sold Price

^{RS}
\$675,000

Sold Date

16-Jun-23

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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