

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

59/346 SYDENHAM ROAD 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

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

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

4/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$460,000	05-Jul-23
43/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$480,000	03-Mar-23
3/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$450,000	03-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 August 2023



**4/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 1

Sold Price ^{RS} **\$460,000** Sold Date **05-Jul-23**

Distance **0.28km**



**43/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$480,000** Sold Date **03-Mar-23**

Distance **0.16km**



**3/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 4

Sold Price ^{RS} **\$450,000** Sold Date **03-Jun-23**

Distance **0.29km**

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

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