

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

65 Stagecoach Crescent, Sydenham Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$732,500

Property Type

House

Suburb

Sydenham

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 six 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
1	1 Ketwick Ct SYDENHAM 3037	\$675,000	20/04/2024
2	15 Anakie Wik DELAHEY 3037	\$637,000	04/03/2024
3	15 Doran Wik DELAHEY 3037	\$620,000	01/03/2024

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 six months.~~

This Statement of Information was prepared on:

07/05/2024 14:31



3 2 1

Property Type: House

Agent Comments

Original brick home with 3 bedrooms, 2 bathrooms and a single car garage.

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

March quarter 2024: \$732,500

Comparable Properties



1 Ketwick Ct SYDENHAM 3037 (REI)

3 2 2

Price: \$675,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Superior due to double car garage, landscaping. Superior appliances (updated oven, light fixtures, oven, rangehood, etc). Superior location - located in a court with less traffic. Similar accommodation - 3 bedroom, 2 bathroom original, brick home. Similar block size.



15 Anakie Wik DELAHEY 3037 (REI)

3 2 2

Price: \$637,000

Method: Private Sale

Date: 04/03/2024

Property Type: House (Res)

Agent Comments

Similar brick style home in original condition. Similar accommodation offering 3 bedrooms, 2 bathrooms. Superior block size.



15 Doran Wik DELAHEY 3037 (REI)

3 2 2

Price: \$620,000

Method: Sold Before Auction

Date: 01/03/2024

Rooms: 7

Property Type: House (Res)

Land Size: 509 sqm approx

Agent Comments

Similar brick style home in original condition. Similar accommodation offering 3 bedrooms, 2 bathrooms.