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	con	sumer.vic.go	ov.au/	underquot	ing			
Range betweer	\$590,000		&		\$630,000)			
Median sale price									
Median price	\$732,500	Pro	operty Type	Hous	se		Suburb	Sydenham	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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





Alicia Vavassori 03 8378 0500 0420 422 191





alicia.vavassori@jelliscraig.com.au Indicative Selling Price \$590,000 - \$630,000 Median House Price

Property Type: HouseMedian House PriceAgent CommentsMarch quarter 2024: \$732,500Original brick home with 3 bedrooms, 2 bathrooms and a single car garage.

Comparable Properties



1 Ketwick Ct SYDENHAM 3037 (REI)



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)



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)



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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.