

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

7 Ambridge Grove, Sydenham Vic 3037

Indicative selling price

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

Range between \$630,000 & \$690,000

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	2 Oriana Way SYDENHAM 3037	\$722,500	26/04/2024
2	1 Ketwick Ct SYDENHAM 3037	\$675,000	20/04/2024
3	336 Taylors Rd DELAHEY 3037	\$640,000	04/05/2024

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:

27/05/2024 11:57



Property Type: House

Agent Comments

Brick, 4 bed, 2 bath home with 2 car garage. Some improvements throughout including appliances and flooring.

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

March quarter 2024: \$732,500

Comparable Properties



2 Oriana Way SYDENHAM 3037 (REI/VG)



Price: \$722,500

Method: Sold Before Auction

Date: 26/04/2024

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Similar 4 bed, 2 bath home with 2 car garage. Superior block due to size and is also a corner block. Closer proximity to watergardens shopping center and the station.



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

Similar brick style home with similar improvements - updated appliances, tiling in bathroom, etc. Superior block size (slightly larger) and has a court location. Inferior accomodation - one less bedroom.



336 Taylors Rd DELAHEY 3037 (REI)



Price: \$640,000

Method: Private Sale

Date: 04/05/2024

Property Type: House

Land Size: 660 sqm approx

Agent Comments

Similar brick style home with updated kitchen and appliances. Superior block size. Inferior house size (one less bathroom and bedroom). Inferior location - busier road and further away from watergardens shopping centre, the train station and freeway access.