

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

70/21-29 TRICKEY AVENUE 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2023

to

30 Apr 2024

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

18/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$355,000	28-Nov-23
36/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$350,000	15-Jan-24
48/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$345,000	05-Jan-24

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: 06 May 2024



**18/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

2 2 1

Sold Price **\$355,000** Sold Date **28-Nov-23**

Distance **0km**



**36/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

2 2 1

Sold Price **\$350,000** Sold Date **15-Jan-24**

Distance **0km**



**48/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

2 2 1

Sold Price **\$345,000** Sold Date **05-Jan-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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