

## 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

83 ROSELEIGH BOULEVARD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 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

66 PECKS ROAD SYDENHAM VIC 3037	\$700,000	07-Sep-23
9 STATIONMASTER CLOSE SYDENHAM VIC 3037	\$700,000	06-Dec-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: 17 January 2024



**66 PECKS ROAD SYDENHAM VIC 3037**

 4  
  -  
  -

Sold Price      **\$700,000**    Sold Date    **07-Sep-23**

Distance      **0.11km**



**9 STATIONMASTER CLOSE SYDENHAM VIC 3037**

 3  
  2  
  2

Sold Price      <sup>RS</sup> **\$700,000**    Sold Date    **06-Dec-23**

Distance      **0.58km**

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

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