

## 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

3 Manchester Drive 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sydenham

Period-from

01 Jan 2021

to

31 Dec 2021

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

1 Harness Court Sydenham VIC 3037	\$615,000	09-Oct-21
28 Hillcrest Drive Hillside VIC 3037	\$620,000	02-Sep-21
28 Allenby Road Hillside VIC 3037	\$630,000	26-Nov-21

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: 11 January 2022



**1 Harness Court Sydenham VIC 3037**

 4  2  2

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**09-Oct-21**

Distance

**1.58km**



**28 Hillcrest Drive Hillside VIC 3037**

 4  2  1

Sold Price

**\$620,000**

Sold Date

**02-Sep-21**

Distance

**1.92km**



**28 Allenby Road Hillside VIC 3037**

 3  2  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**26-Nov-21**

Distance

**1.87km**

RS = Recent sale

UN = Undisclosed Sale

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