

## 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

7/3 STRATHEDEN COURT 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

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2021

to

30 Apr 2022

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 8/3 VICTORIA ROAD SYDENHAM VIC 3037 | \$502,000 | 23-Feb-22 |
| 12 PANORAMA DRIVE HILLSIDE VIC 3037 | \$510,000 | 25-Feb-22 |
| 1/58 DUNDEE WAY SYDENHAM VIC 3037   | \$485,000 | 05-Mar-22 |

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: 26 May 2022



**8/3 VICTORIA ROAD SYDENHAM  
VIC 3037**

 3  2  2

Sold Price **\$502,000** Sold Date **23-Feb-22**

Distance **0.36km**



**12 PANORAMA DRIVE HILLSIDE  
VIC 3037**

 3  1  2

Sold Price <sup>RS</sup> **\$510,000** Sold Date **25-Feb-22**

Distance **1.53km**



**1/58 DUNDEE WAY SYDENHAM  
VIC 3037**

 3  1  2

Sold Price **\$485,000** Sold Date **05-Mar-22**

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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