

## 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

5 ANSWER CLOSE 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sydenham

Period-from

01 Jun 2021

to

31 May 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 SANTOLIN DRIVE HILLSIDE VIC 3037	\$805,000	13-Mar-21
24 SANDALWOOD AVENUE HILLSIDE VIC 3037	\$835,000	29-Jan-22
3B BUCKINGHAM STREET SYDENHAM VIC 3037	\$810,000	28-May-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: 24 June 2022

A DIFFERENT, SAFER WAY OF DOING BUSINESS			Sold Price	Sold Price	Sold Date	
 <b>Property Sales Data</b> <small>Property sales data is provided for information only. It is not intended to be used as a basis for investment decisions. The data is subject to change without notice.</small>	 <b>Auctions</b> <small>Auctions are conducted by CoreLogic Auctions. All properties are sold as seen. No warranties are made by CoreLogic Auctions.</small>	<b>8 SANTOLIN DRIVE HILLSIDE VIC 3037</b>		<b>\$805,000</b>	<b>13-Mar-21</b>	
		 <b>Safety</b> <small>CoreLogic is a safe and secure way to buy and sell property. All transactions are conducted through a secure online platform.</small>	 <b>Appointments</b> <small>CoreLogic provides a secure and convenient way to view properties. All appointments are conducted through a secure online platform.</small>	 3  2  2		
		<b>24 SANDALWOOD AVENUE HILLSIDE VIC 3037</b>		<b>\$835,000</b>	<b>29-Jan-22</b>	Distance <b>1.7km</b>
		<b>3B BUCKINGHAM STREET SYDENHAM VIC 3037</b>		<sup>RS</sup> <b>\$810,000</b>	<b>28-May-22</b>	Distance <b>1.04km</b>

RS = Recent sale      UN = Undisclosed Sale

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