

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

50/346 SYDENHAM ROAD, SYDENHAM, VIC, 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$ 410,000

&

\$ 420,000

### Median sale price

Median price

\$ 410,000

House

Unit

Suburb

SYDENHAM

Period - From

01/09/2018

to

01/09/2019

Source

APM PriceFinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7 BREADALBANE COURT, SYDENHAM VIC 3037	\$ 410,000	27/08/2019
346 SYDENHAM ROAD, SYDENHAM VIC 3037	\$ 400,000	08/05/2019
330 SYDENHAM ROAD, SYDENHAM VIC 3037	\$ 378,000	19/08/2019