



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 1/63 Victoria Way, SYDENHAM 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$440,000 - \$480,000

Median sale price

Median **House** for **SYDENHAM** for period **Jun 2019 - Sep 2019**

Sourced from **REA**.

\$590,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/38 Buckingham Street,
Sydenham 3037

Price **\$465,000** Sold 30
August 2019

3 Penzance Place,
Sydenham 3037

Price **\$465,000** Sold 25 June
2019

2/9 Gloucester Court,
Sydenham 3037

Price **\$457,000** Sold 12 July
2019

This Statement of Information was prepared on 18th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Sweeney Estate Agents Caroline Springs

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