

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

48/21-29 TRICKEY AVENUE SYDENHAM VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2022

to

30 Sep 2023

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

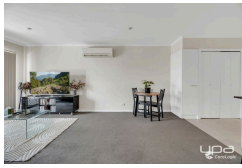
Date of sale

47/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$350,000	21-Aug-23
51/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$345,000	28-Apr-23
44/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$345,000	14-Jun-23

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: 25 October 2023


**47/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2  2  1

Sold Price

\$350,000

Sold Date

21-Aug-23

Distance

0km

**51/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2  2  1

Sold Price

\$345,000

Sold Date

28-Apr-23

Distance

0km

**44/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2  2  1

Sold Price

Sold Date

14-Jun-23

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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