

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

1/8 Chandos Street 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2018

to

31 Oct 2019

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

3 Penzance Place Sydenham VIC 3037	\$465,000	25-Jun-19
1B Rachel Court Sydenham VIC 3037	\$456,000	24-Oct-19
29 Vine Court Hillside VIC 3037	\$462,500	17-May-19

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: 06 November 2019



3 Penzance Place Sydenham VIC 3037

 3  2  1

Sold Price **\$465,000** Sold Date **25-Jun-19**

Distance **0.57km**



1B Rachel Court Sydenham VIC 3037

 3  2  1

Sold Price ^{RS} **\$456,000** ^{UN} Sold Date **24-Oct-19**

Distance **1.77km**



29 Vine Court Hillside VIC 3037

 3  2  1

Sold Price **\$462,500** Sold Date **17-May-19**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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