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	15/553-555 MELTON HIGHWAY 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$473,500	Property type	Unit	Suburb	Sydenham
Period-from	01 Apr 2023	to	31 Mar 2024	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
27/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	$452,000	26-Feb-24
23/322 SYDENHAM ROAD SYDENHAM VIC 3037	$440,000	30-Jan-24
22/322 SYDENHAM ROAD SYDENHAM VIC 3037	$450,000	23-Jan-24

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 April 2024

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27/553-555 MELTON HIGHWAY SYDENHAM VIC 3037

3 2 2

Sold Price **$452,000** Sold Date **26-Feb-24**

Distance **0.1km**



23/322 SYDENHAM ROAD SYDENHAM VIC 3037

3 2 2

Sold Price RS **$440,000** Sold Date **30-Jan-24**

Distance **1.52km**



22/322 SYDENHAM ROAD SYDENHAM VIC 3037

3 2 1

Sold Price **$450,000** Sold Date **23-Jan-24**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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