

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

17-19 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

House

Suburb

Sydenham

Period-from

01 Feb 2019

to

31 Jan 2020

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

1/8 Chandos Street Sydenham VIC 3037	\$495,000	10-Dec-19
11 Manchester Drive Sydenham VIC 3037	\$502,000	27-Nov-19
56 Spellman Avenue Sydenham VIC 3037	\$510,500	15-Feb-20

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: 27 February 2020



1/8 Chandos Street Sydenham VIC 3037 Sold Price **\$495,000** Sold Date **10-Dec-19**

 3  2  1

Distance **0.08km**



11 Manchester Drive Sydenham VIC 3037 Sold Price **\$502,000** Sold Date **27-Nov-19**

 3  2  2

Distance **0.57km**



56 Spellman Avenue Sydenham VIC 3037 Sold Price **\$510,500** Sold Date **15-Feb-20**

 3  2  2

Distance **1.21km**

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

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