

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

1/3 NORMANBY 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/4 SPELLMAN AVENUE SYDENHAM VIC 3037	\$495,000	13-Nov-21
5/28-36 OZZIMO DRIVE HILLSIDE VIC 3037	\$500,000	02-Mar-22
56A BOBERRIT WYND SYDENHAM VIC 3037	\$480,000	31-Oct-21

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: 10 March 2022



**2/4 SPELLMAN AVENUE
SYDENHAM VIC 3037**

 3  2  1

Sold Price **\$495,000** Sold Date **13-Nov-21**

Distance **0.45km**



**5/28-36 OZZIMO DRIVE HILLSIDE
VIC 3037**

 3  2  1

Sold Price ^{RS} **\$500,000** Sold Date **02-Mar-22**

Distance **1.17km**



**56A BOBERRIT WYND SYDENHAM
VIC 3037**

 3  2  1

Sold Price **\$480,000** Sold Date **31-Oct-21**

Distance **1.27km**

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

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