

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/70 COMMUNITY HUB, SYDENHAM, VIC

 3  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$440,000 to \$480,000

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (Unit)

\$328,750

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



15 ELOURA CCT, TAYLORS HILL, VIC 3037

 3  2  2

Sale Price

***\$480,000**

Sale Date: 16/05/2017

Distance from Property: 1.3km



1/5 BALMORAL CL, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$435,000

Sale Date: 09/03/2017

Distance from Property: 955m



106 CATHERINE DR, HILLSIDE, VIC 3037

 3  2  1

Sale Price

***\$456,000**

Sale Date: 01/06/2017

Distance from Property: 942m



This report has been compiled on 28/06/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/70 COMMUNITY HUB, SYDENHAM, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$440,000 to \$480,000

Median sale price

Median price \$328,750

House

Unit

X

Suburb

SYDENHAM

Period 01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
15 ELOURA CCT, TAYLORS HILL, VIC 3037	*\$480,000	16/05/2017
1/5 BALMORAL CL, HILLSIDE, VIC 3037	\$435,000	09/03/2017
106 CATHERINE DR, HILLSIDE, VIC 3037	*\$456,000	01/06/2017