

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 7/70 COMMUNITY HUB, SYDENHAM, VIC







**Indicative Selling Price** 

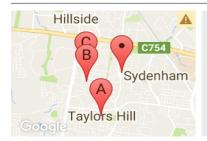
For the meaning of this price see consumer.vic.au/underquoting

**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: pricefinder

### **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







Sale Price

\*\$480,000

Sale Date: 16/05/2017

Distance from Property: 1.3km





1/5 BALMORAL CL, HILLSIDE, VIC 3037







Sale Price

\$435,000

Sale Date: 09/03/2017

Distance from Property: 955m





106 CATHERINE DR, HILLSIDE, VIC 3037







**Sale Price** 

\*\$456,000

Sale Date: 01/06/2017

Distance from Property: 942m



# 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
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#### 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	се		ricefinder

## 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

