

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

8 Bryson Court 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

House

Suburb

Sydenham

Period-from

01 Jan 2021

to

31 Dec 2021

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

5 Kontek Way Sydenham VIC 3037	\$600,000	12-Feb-21
57 Spellman Avenue Sydenham VIC 3037	\$715,000	28-Apr-21
8 Answer Close Sydenham VIC 3037	\$690,000	24-Aug-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: 31 January 2022

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5 Kontek Way Sydenham VIC 3037 Sold Price **\$600,000** Sold Date **12-Feb-21**

3 - 2

Distance **0.2km**



57 Spellman Avenue Sydenham VIC 3037 Sold Price **\$715,000** Sold Date **28-Apr-21**

4 2 2

Distance **0.39km**



8 Answer Close Sydenham VIC 3037 Sold Price **\$690,000** Sold Date **24-Aug-21**

3 2 2

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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