

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

6 ROCKWALL CLOSE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Sydenham

Period-from

01 Jan 2022

to

31 Dec 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

5 ROCKWALL CLOSE SYDENHAM VIC 3037	\$650,000	11-Mar-22
6 STATIONMASTER CLOSE SYDENHAM VIC 3037	\$695,000	25-Aug-22
14 ORIANA WAY SYDENHAM VIC 3037	\$670,000	29-Oct-22

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: 13 January 2023

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5 ROCKWALL CLOSE SYDENHAM VIC 3037

4 1 2

Sold Price

\$650,000

Sold Date

11-Mar-22

Distance

0.06km



6 STATIONMASTER CLOSE SYDENHAM VIC 3037

3 2 2

Sold Price

\$695,000

Sold Date

25-Aug-22

Distance

0.22km



14 ORIANA WAY SYDENHAM VIC 3037

3 2 4

Sold Price

\$670,000

Sold Date

29-Oct-22

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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