

# 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 2/4 Darlington Grove, Sydenham, VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$405,000

&

\$439,000

### Median sale price

Median price

\$420,000

Property Type

House

Suburb

Sydenham (3037)

Period - From

01/10/2019

to

30/09/2020

Source

Corelogic

### Comparable property sales

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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
3 ERSKINE WAY, SYDENHAM VIC 3037	\$408,000	22/07/2020
5/3 STRATHEDEN COURT, SYDENHAM VIC 3037	\$445,000	08/08/2020
14 MOUNTBATTEN WAY, SYDENHAM VIC 3037	\$415,000	10/03/2020

This Statement of Information was prepared on: 24/11/2020