

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 23/4 Tyson Way, Sydenham, VIC 3037

Indicative selling price

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

Price Range

\$435,000

&

\$445,000

Median sale price

Median price

\$420,500

Property Type

Townhouse

Suburb

Sydenham (3037)

Period - From

01/06/2020

to

31/05/2021

Source

Corelogic

Comparable property sales

A

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

14 ADMIRALTY LANE, SYDENHAM VIC 3037

\$520,000

02/03/2021

2/43 PECKS ROAD, SYDENHAM VIC 3037

\$490,000

07/05/2021

6/107-109 PECKS ROAD, SYDENHAM VIC 3037

\$495,000

22/04/2021

This Statement of Information was prepared on: 18/06/2021