

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

7 CARMEL 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

or range
between

\$599,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Sydenham

Period-from

01 Apr 2021

to

31 Mar 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	15-Mar-22
22 SACRAS COURT SYDENHAM VIC 3037	\$600,000	12-Feb-22
5 HEPBURN PLACE SYDENHAM VIC 3037	\$610,000	07-Apr-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: 19 April 2022

White Knight
M 0403 491 845
E Reception.bs@whiteknightestateagents.



**5 ROCKWALL CLOSE SYDENHAM
VIC 3037**

Sold Price

^{RS} **\$650,000**

Sold Date

15-Mar-22

 4  1  2

Distance

-



**22 SACRAS COURT SYDENHAM
VIC 3037**

Sold Price

^{RS} **\$600,000**

Sold Date

12-Feb-22

 3  2  1

Distance

-



**5 HEPBURN PLACE SYDENHAM VIC
3037**

Sold Price

^{RS} **\$610,000**

Sold Date

07-Apr-22

 3  2  1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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