

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

21/21-29 TRICKEY AVENUE 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

\$330,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2021

to

30 Apr 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

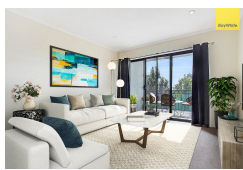
Date of sale

29/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$330,000	28-Apr-22
33/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$330,000	31-Mar-22
70/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$340,000	21-Feb-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: 24 May 2022


**29/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**
 2  2  1

Sold Price

^{RS}
\$330,000

Sold Date

28-Apr-22

Distance

-


**33/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**
 2  2  1

Sold Price

Sold Date

31-Mar-22

Distance

-


**70/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**
 2  2  1

Sold Price

\$340,000

Sold Date

21-Feb-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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