

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

10/21-29 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

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2022

to

31 Mar 2023

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

22/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$351,000	28-Feb-23
43/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$330,000	30-Jan-23
21/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$340,000	11-Nov-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: 26 April 2023


**22/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2
  2
  1

Sold Price

^{RS}
\$351,000

Sold Date

28-Feb-23

Distance

0km

**43/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2
  1
  1

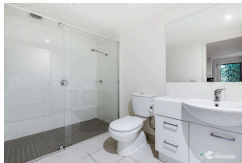
Sold Price

\$330,000

Sold Date

30-Jan-23

Distance

0km

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

 2
  2
  1

Sold Price

\$340,000

Sold Date

11-Nov-22

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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