

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

3/3 Argyll Street 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

\$389,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,250

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

2 Sarkis Mews Hillside VIC 3037	\$384,000	24-Dec-20
13/145-149 Copernicus Way Keilor Downs VIC 3038	\$415,000	23-Oct-20
2/13 Tennyson Drive Delahey VIC 3037	\$390,000	09-Dec-20

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: 10 March 2021

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2 Sarkis Mews Hillside VIC 3037

Sold Price ^{RS} \$384,000 Sold Date 24-Dec-20
 2
  1
  1

Distance 1.18km



13/145-149 Copernicus Way Keilor Downs VIC 3038

Sold Price \$415,000 Sold Date 23-Oct-20

 2
  1
  1

Distance 3.99km



2/13 Tennyson Drive Delahey VIC 3037

Sold Price \$390,000 Sold Date 09-Dec-20

 2
  1
  1

Distance 4.12km

RS = Recent sale

UN = Undisclosed Sale

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