

# STATEMENT OF INFORMATION

19 DUNRAVEN COURT, SYDENHAM, VIC 3037

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

WE DELIVER...

**Biggin & Scott**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 DUNRAVEN COURT, SYDENHAM, VIC**

4 2 1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **640,000 to 700,000**

Provided by: monique ruggieri, Biggin & Scott Sunshine

## MEDIAN SALE PRICE



**SYDENHAM, VIC, 3037**

Suburb Median Sale Price (House)

**\$636,000**

01 October 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**8 BREADALBANE CRT, SYDENHAM, VIC 3037**

4 3 2

Sale Price

**\*\$915,000**

Sale Date: 02/12/2017

Distance from Property: 479m



**32 ALBERT RD, SYDENHAM, VIC 3037**

3 1 2

Sale Price

**\$730,000**

Sale Date: 03/09/2017

Distance from Property: 258m



**1 GLOUCESTER CRT, SYDENHAM, VIC 3037**

4 2 2

Sale Price

**\*\$875,000**

Sale Date: 16/11/2017

Distance from Property: 529m



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**Biggin & Scott**



**13 DUNRAVEN CRT, SYDENHAM, VIC 3037**

3 2 7

Sale Price

**\*\$740,000**

Sale Date: 13/12/2017

Distance from Property: 59m



**34 ALBERT RD, SYDENHAM, VIC 3037**

3 2 2

Sale Price

**\$755,000**

Sale Date: 12/09/2017

Distance from Property: 245m



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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 DUNRAVEN COURT, SYDENHAM, VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 640,000 to 700,000

### Median sale price

Median price \$636,000

House

Unit

Suburb

SYDENHAM

Period

01 October 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

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
8 BREADALBANE CRT, SYDENHAM, VIC 3037	*\$915,000	02/12/2017
32 ALBERT RD, SYDENHAM, VIC 3037	\$730,000	03/09/2017
1 GLOUCESTER CRT, SYDENHAM, VIC 3037	*\$875,000	16/11/2017
13 DUNRAVEN CRT, SYDENHAM, VIC 3037	*\$740,000	13/12/2017

34 ALBERT RD, SYDENHAM, VIC 3037	\$755,000	12/09/2017
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