

## STATEMENT OF INFORMATION

19 DUNRAVEN COURT, SYDENHAM, VIC 3037

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 19 DUNRAVEN COURT, SYDENHAM, VIC 🕮 4 🕒 2 🚓 1







**Indicative Selling Price** 

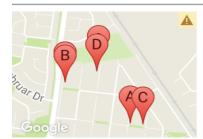
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\*\$915,000

Sale Date: 02/12/2017

Distance from Property: 479m





#### 32 ALBERT RD, SYDENHAM, VIC 3037









Sale Price

\$730,000

Sale Date: 03/09/2017

Distance from Property: 258m





1 GLOUCESTER CRT, SYDENHAM, VIC 3037







Sale Price

\*\$875,000

Sale Date: 16/11/2017

Distance from Property: 529m







## 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







Sale Price

\$755,000

Sale Date: 12/09/2017

Distance from Property: 245m



## 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
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## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 640,000 to 700,000

## Median sale price

Median price	\$636,000	House	X	Unit	Suburb	SYDENHAM	
Period	01 October 2017 to 31 2017	December	r	Source	p	pricefinder	

### 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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