

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Ruben Drive, SYDENHAM 3037

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$520,000 -  
\$560,000**

### Median sale price

Median **House** for **SYDENHAM** for period **Jul 2016 - Jun 2017**  
Sourced from **PriceFinder**.

**\$525,000**

### 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 the most comparable to the property for sale.

**109 Delbridge Drive,** Price **\$576,500** Sold 22 July 2017  
Sydenham 3037

**6 Kontek Way,** Price **\$580,000** Sold 09 September 2017  
Sydenham 3037

**28 Roadhouse Wynd,** Price **\$547,000** Sold 01 April 2017  
Sydenham 3037

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

### Contact agents

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