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## House Offered for Sale

7 Felicia Way Sydenham VIC 3037

 4  2  1

## Indicative Selling Price

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

Range between \$540,000 & \$570,000

## Median Sale Price

\$520,000 Houses in Sydenham between Jul 2016 - Jun 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**38 Silverdene Avenue Sydenham VIC 3037**

 3  2  1

Sold Price **\$560,000** Sold Date **22-Apr-17**

Distance **0.97km**



**4 Themeda Court Delahey VIC 3037**

 3  2  1

Sold Price **\$500,000** Sold Date **28-Feb-17**

Distance **1.52km**



**8 Barrell Court Delahey VIC 3037**

 5  2  1

Sold Price **\$552,000** Sold Date **01-Jun-17**

Distance **0.61km**

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