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## UNIT Offered for Sale

56/322 Sydenham Road Sydenham VIC 3037

 3  2  2

## Indicative Selling Price

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

Range between \$370,000 & \$390,000

## Median Sale Price




\$338,000 Units in Sydenham between Sep 2016 - Aug 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.






**15/330 Sydenham Road Sydenham VIC 3037** Sold Price **\$385,000** Sold Date **10-Jul-17**  
 3  2  1 Distance **0.16km**



**13/330 Sydenham Road Sydenham VIC 3037** Sold Price **\$360,000** Sold Date **04-Aug-17**  
 3  2  2 Distance **0.12km**



**3/553-555 Melton Highway Sydenham VIC 3037** Sold Price **\$375,000** Sold Date **28-Aug-17**  
 3  2  1 Distance **1.71km**

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