Professionals
Taylors Lakes

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: 4 HODDER COURT, SYDENHAM VIC 3037

Indicative selling price

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

Single price: $ | or range between: $630,000 | & | $690,000

Median sale price

Median price: $590,000 | House: X | Unit: | Suburb: SYDENHAM

Period - From: 10/7/17 | to: 10/7/17 | Source: www.realestate.com.au

Comparable property sales

A 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
1 – 34 ALBERT ROAD, SYDENHAM VIC 3037	$710,000	01/5/2017
2 – 17 DUNRAVEN COURT , SYDENHAM VIC 3037	$730,000	18/5/2017
3 – 30 CARRINGTON STREET , SYDENHAM VIC 3037	$639,000	4/2/2017

www.professionalstaylorslakes.com.au