

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/67-69 PECKS ROAD SYDENHAM VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

2/9 BREADALBANE COURT SYDENHAM VIC 3037	\$496,000	14-Nov-23
4/12 BUCKINGHAM STREET SYDENHAM VIC 3037	\$490,000	11-Jul-23
1/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$495,000	03-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 December 2023



**2/9 BREADALBANE COURT
SYDENHAM VIC 3037**

 2  1  1

Sold Price

^{RS}

\$496,000

Sold Date

14-Nov-23

Distance

1.33km



**4/12 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 4  1  1

Sold Price

\$490,000

Sold Date

11-Jul-23

Distance

1.26km



**1/358 SYDENHAM ROAD
SYDENHAM VIC 3037**

 4  3  2

Sold Price

\$495,000

Sold Date

03-Aug-23

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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