

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

34/12-32 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/48-50 TRICKEY AVENUE SYDENHAM VIC 3037	\$495,500	29-Apr-24
45/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$390,000	02-May-24
1/504-506 MELTON HIGHWAY SYDENHAM VIC 3037	\$445,000	17-May-24

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: 05 August 2024


**6/48-50 TRICKEY AVENUE
SYDENHAM VIC 3037**
 3  1  2

Sold Price **\$495,500** Sold Date **29-Apr-24**

Distance **0.51km**

**45/358 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  1

Sold Price ^{RS} **\$390,000** Sold Date **02-May-24**

Distance **0.18km**

**1/504-506 MELTON HIGHWAY
SYDENHAM VIC 3037**
 3  1  1

Sold Price ^{RS} **\$445,000** Sold Date **17-May-24**

Distance **0.79km**
RS = Recent sale

UN = Undisclosed Sale

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