

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

13/12-32 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/43 Pecks Road Sydenham VIC 3037	\$490,000	20-May-21
10/107-109 Pecks Road Sydenham VIC 3037	\$470,000	22-Apr-21
6/107-109 Pecks Road Sydenham VIC 3037	\$495,000	22-Apr-21

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 October 2021



2/43 Pecks Road Sydenham VIC 3037

 3  1  2

Sold Price

\$490,000

Sold Date

20-May-21

Distance

0.06km



10/107-109 Pecks Road Sydenham VIC 3037

 3  1  1

Sold Price

\$470,000

Sold Date

22-Apr-21

Distance

0.57km



6/107-109 Pecks Road Sydenham VIC 3037

 3  2  1

Sold Price

\$495,000

Sold Date

22-Apr-21

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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