

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

20/101-105 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 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

4/95 PECKS ROAD SYDENHAM VIC 3037	\$475,000	07-Feb-23
57/12-32 PECKS ROAD SYDENHAM VIC 3037	\$465,000	10-Oct-22
26/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,000	10-Sep-22

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: 24 January 2024



4/95 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$475,000 Sold Date **07-Feb-23**

 3  1  1

Distance **0.07km**



57/12-32 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$465,000 Sold Date **10-Oct-22**

 2  1  1

Distance **0.42km**



26/330 SYDENHAM ROAD SYDENHAM VIC 3037

Sold Price

Sold Date **10-Sep-22**

 3  2  4

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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