

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

3/43 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2023

to

31 Aug 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

3/45 PECKS ROAD SYDENHAM VIC 3037	\$535,000	30-May-24
3/8 WILLIS PLACE DELAHEY VIC 3037	\$530,000	09-Apr-24
1/8 WILLIS PLACE DELAHEY VIC 3037	\$525,000	05-Apr-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: 09 September 2024



3/45 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$535,000** Sold Date **30-May-24**

3 2 2

Distance **0.02km**



3/8 WILLIS PLACE DELAHEY VIC 3037 Sold Price **\$530,000** Sold Date **09-Apr-24**

3 2 1

Distance **1.51km**



1/8 WILLIS PLACE DELAHEY VIC 3037 Sold Price **\$525,000** Sold Date **05-Apr-24**

3 2 1

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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