

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/12-32 PECKS ROAD, SYDENHAM, VIC

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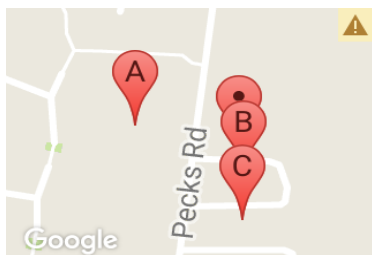
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$330,000 to \$360,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (Unit)

\$337,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/39 PECKS RD, SYDENHAM, VIC 3037

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Sale Price

\$340,000

Sale Date: 03/07/2017

Distance from Property: 87m



11/12 PECKS RD, SYDENHAM, VIC 3037

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Sale Price

\$320,000

Sale Date: 25/05/2017

Distance from Property: 22m



25/12 PECKS RD, SYDENHAM, VIC 3037

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Sale Price

***\$315,000**

Sale Date: 15/05/2017

Distance from Property: 62m



This report has been compiled on 23/10/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12-32 PECKS ROAD, SYDENHAM, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$330,000 to \$360,000

Median sale price

Median price

\$337,000

House

Unit

X

Suburb

SYDENHAM

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/39 PECKS RD, SYDENHAM, VIC 3037	\$340,000	03/07/2017
11/12 PECKS RD, SYDENHAM, VIC 3037	\$320,000	25/05/2017
25/12 PECKS RD, SYDENHAM, VIC 3037	*\$315,000	15/05/2017