

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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2021

to

30 Nov 2022

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

3/93 PECKS ROAD SYDENHAM VIC 3037	\$480,000	21-Nov-22
67/12-32 PECKS ROAD SYDENHAM VIC 3037	\$500,000	10-Oct-22
7/12-32 PECKS ROAD SYDENHAM VIC 3037	\$450,000	21-Jul-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: 17 December 2022


3/93 PECKS ROAD SYDENHAM VIC 3037

Sold Price

^{RS} **\$480,000** Sold Date **21-Nov-22**
 3  1  1

Distance **0.08km**

67/12-32 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$500,000 Sold Date **10-Oct-22**
 3  1  1

Distance **0.42km**

7/12-32 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$450,000 Sold Date **21-Jul-22**
 3  1  1

Distance **0.56km**
RS = Recent sale

UN = Undisclosed Sale

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