

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

6/107-109 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|--|-----------|-----------|
| 5/3 VICTORIA ROAD SYDENHAM VIC 3037 | \$565,000 | 02-Dec-24 |
| 3/3 STRATHEDEN COURT SYDENHAM VIC 3037 | \$565,000 | 21-Oct-24 |
| 22 ADMIRALTY LANE SYDENHAM VIC 3037 | \$520,000 | 23-Jul-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: 10 December 2024



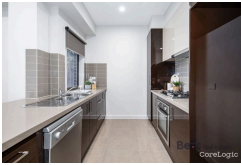
**5/3 VICTORIA ROAD SYDENHAM
VIC 3037**

 3  2  2

Sold Price

^{RS} **\$565,000** Sold Date **02-Dec-24**

Distance **1.31km**



**3/3 STRATHEDEN COURT
SYDENHAM VIC 3037**

 3  2  1

Sold Price

\$565,000 Sold Date **21-Oct-24**

Distance **1.43km**



**22 ADMIRALTY LANE SYDENHAM
VIC 3037**

 3  2  -

Sold Price

\$520,000 Sold Date **23-Jul-24**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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