

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

52 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

House

Suburb

Sydenham

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

34 CRESSIDA CRESCENT SYDENHAM VIC 3037	\$760,000	10-Apr-21
11 BALAM GREEN SYDENHAM VIC 3037	\$757,000	20-Mar-21
20 FARMHOUSE COURT SYDENHAM VIC 3037	\$740,000	22-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 May 2021



**34 CRESSIDA CRESCENT
SYDENHAM VIC 3037**

4 2 2

Sold Price

^{RS} **\$760,000**

Sold Date

10-Apr-21

Distance

0.2km



**11 BALAM GREEN SYDENHAM VIC
3037**

4 2 6

Sold Price

^{RS} **\$757,000**

Sold Date

20-Mar-21

Distance

0.5km



**20 FARMHOUSE COURT
SYDENHAM VIC 3037**

3 2 2

Sold Price

^{RS} **\$740,000**

Sold Date

22-Mar-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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