

## 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

17/4 TYSON WAY SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2022

to

28 Feb 2023

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
2/62 DUNDEE WAY SYDENHAM VIC 3037	\$470,000	23-Jan-23
20/101-105 PECKS ROAD SYDENHAM VIC 3037	\$470,000	19-Jan-23

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: 16 March 2023



**3/93 PECKS ROAD SYDENHAM VIC 3037**

Sold Price

**\$480,000**

Sold Date

**21-Nov-22**

 3

 1

 1

Distance

**1.01km**



**2/62 DUNDEE WAY SYDENHAM VIC 3037**

Sold Price

**\$470,000**

Sold Date

**23-Jan-23**

 3

 1

 1

Distance

**0.56km**



**20/101-105 PECKS ROAD SYDENHAM VIC 3037**

Sold Price

Sold Date

**19-Jan-23**

 2

 1

 1

Distance

**1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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