

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

10/107-109 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

21/101-105 Pecks Road Sydenham VIC 3037	\$480,000	25-Nov-20
2/22 Breadalbane Court Sydenham VIC 3037	\$440,000	06-Feb-21
3/18 Buckingham Street Sydenham VIC 3037	\$490,502	23-Dec-20

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: 31 March 2021



**21/101-105 Pecks Road Sydenham
VIC 3037**

Sold Price

\$480,000

Sold Date **25-Nov-20**

 3  1  1

Distance **0.05km**



**2/22 Breadalbane Court Sydenham
VIC 3037**

Sold Price

^{RS} **\$440,000**

Sold Date **06-Feb-21**

 3  2  1

Distance **1.69km**



**3/18 Buckingham Street Sydenham
VIC 3037**

Sold Price

\$490,502

Sold Date **23-Dec-20**

 3  2  2

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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