

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

31/12-32 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

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2022

to

30 Sep 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

40/12-32 PECKS ROAD SYDENHAM VIC 3037	\$415,000	20-Sep-23
28/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$425,500	10-Aug-23
2/111-113 PECKS ROAD SYDENHAM VIC 3037	\$475,000	26-Jul-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: 20 October 2023



40/12-32 PECKS ROAD SYDENHAM VIC 3037

Sold Price

^{RS} **\$415,000** Sold Date **20-Sep-23**

 2  1  1

Distance **0.03km**



28/110 DELBRIDGE DRIVE SYDENHAM VIC 3037

Sold Price

\$425,500 Sold Date **10-Aug-23**

 2  1  1

Distance **0.95km**



2/111-113 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$475,000 Sold Date **26-Jul-23**

 3  1  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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