

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

20/101-105 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

\$480,000

&

\$520,000

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

2/111-113 PECKS ROAD SYDENHAM VIC 3037	\$475,000	26-Jul-23
2/1 MELVA COURT SYDENHAM VIC 3037	\$515,000	09-May-23
4/19 ARGYLL STREET SYDENHAM VIC 3037	\$460,000	03-Oct-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: 25 October 2023



2/111-113 PECKS ROAD SYDENHAM VIC 3037

 3
  1
  1

Sold Price

\$475,000

Sold Date

26-Jul-23

Distance

0.1km



2/1 MELVA COURT SYDENHAM VIC 3037

 3
  1
  1

Sold Price

\$515,000

Sold Date

09-May-23

Distance

1.37km



4/19 ARGYLL STREET SYDENHAM VIC 3037

 3
  1
  1

Sold Price

^{RS} **\$460,000**

Sold Date

03-Oct-23

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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