

## 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

3/45 PECKS ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2023

to

30 Apr 2024

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

6/55-57 PECKS ROAD SYDENHAM VIC 3037	\$505,000	04-Mar-24
3/55-57 PECKS ROAD SYDENHAM VIC 3037	\$490,000	27-Oct-23
3/30-38 TRICKEY AVENUE SYDENHAM VIC 3037	\$495,000	21-Sep-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 May 2024


**6/55-57 PECKS ROAD SYDENHAM  
VIC 3037**
 3  1  1

Sold Price

**\$505,000**

 Sold Date **04-Mar-24**

Distance

**0.11km**

**3/55-57 PECKS ROAD SYDENHAM  
VIC 3037**
 3  1  -

Sold Price

**\$490,000**

 Sold Date **27-Oct-23**

Distance

**0.13km**

**3/30-38 TRICKEY AVENUE  
SYDENHAM VIC 3037**
 3  1  2

Sold Price

**\$495,000**

 Sold Date **21-Sep-23**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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