

## 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

3/49 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

\$545,000

&

\$585,000

### 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

2/58 DUNDEE WAY SYDENHAM VIC 3037	\$583,000	02-Dec-23
1/40 BUCKINGHAM STREET SYDENHAM VIC 3037	\$560,000	16-Mar-24

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: 24 May 2024

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**2/58 DUNDEE WAY SYDENHAM  
VIC 3037**3  2  1 

Sold Price

**\$583,000**Sold Date **02-Dec-23**

Distance

**1.23km****1/40 BUCKINGHAM STREET  
SYDENHAM VIC 3037**3  2  - 

Sold Price

**\$560,000**Sold Date **16-Mar-24**

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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