

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 66 Pecks Road, Sydenham, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$580,000

&

\$600,000

Median sale price

Median price

\$712,500

Property Type

House

Suburb

Sydenham (3037)

Period - From

17/05/2023

to

17/08/2023

Source

Core Logic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
62 STAGECOACH CRESCENT, SYDENHAM VIC 3037	\$660,000	02/05/2023
28 AMBRIDGE GROVE, SYDENHAM VIC 3037	\$760,000	09/06/2023
6 PERRET WALK, SYDENHAM VIC 3037	\$615,000	01/03/2023

This Statement of Information was prepared on: 23/08/2023