



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 42 Pecks Road, SYDENHAM 3037

### Indicative selling price

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

**Range from \$630,000 -  
\$690,000**

### Median sale price

Median **House** for **SYDENHAM** for period **Jul 2016 - Jun 2017**  
Sourced from **PriceFinder**.

**\$525,000**

### Comparable property sales

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 the most comparable to the property for sale.


**11 Profita Avenue,** Price **\$628,000** Sold 29 July 2017  
Sydenham 3037

**8 Stockyard Close,** Price **\$659,500** Sold 12 August 2017  
Sydenham 3037

**9 Perret Walk,** Price **\$650,000** Sold 08 May 2017  
Sydenham 3037

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

### Contact agents

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