

Jason Stirling

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Queens Road Pearcedale VIC 3912

 3  1  3

## Indicative Selling Price

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

Range between \$580,000 & \$630,000

## Median Sale Price

\$662,500 Houses in Pearcedale between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |                   |                  |                  |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|------------------|------------------|
|  | <b>27 Pearcedale Road Pearcedale VIC 3912</b>                                                                                                                                                                                                                     | <b>Sold Price</b> | <b>\$590,000</b> | <b>Sold Date</b> | <b>30-Aug-18</b> |
|                                                                                     |  3  1  2 |                   |                  | <b>Distance</b>  | <b>0.26km</b>    |
|  | <b>24 Terry Street Pearcedale VIC 3912</b>                                                                                                                                                                                                                        | <b>Sold Price</b> | <b>\$750,000</b> | <b>Sold Date</b> | <b>15-Mar-18</b> |
|                                                                                     |  3  2  2 |                   |                  | <b>Distance</b>  | <b>0.28km</b>    |
|  | <b>7 Rainbow Court Pearcedale VIC 3912</b>                                                                                                                                                                                                                        | <b>Sold Price</b> |                  | <b>Sold Date</b> | <b>17-May-18</b> |
|                                                                                     |  3  2  1 |                   |                  | <b>Distance</b>  | <b>0.45km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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**20 Colley Street Pearcedale VIC 3912**

 4  2  2

Sold Price

**\$692,500**

Sold Date

**13-Nov-18**

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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