

## 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

1/7 LEWIS STREET PEARCEDALE VIC 3912

### 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,500

Property type

Other

Suburb

Pearcedale

Period-from

01 Jun 2021

to

31 May 2022

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

24 LEWIS STREET PEARCEDALE VIC 3912	\$780,000	20-Apr-22
19A PADLEY STREET PEARCEDALE VIC 3912	\$720,000	01-Mar-22
1/10 HASTINGS STREET PEARCEDALE VIC 3912	\$709,000	04-Nov-21

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: 30 June 2022



## 24 LEWIS STREET PEARCEDALE VIC 3912

Sold Price

**\$780,000**

Sold Date

**20-Apr-22**



3



1



4

Distance

**0.17km**



## 19A PADLEY STREET PEARCEDALE VIC 3912

Sold Price

**\$720,000**

Sold Date

**01-Mar-22**



3



2



2

Distance

-



## 1/10 HASTINGS STREET PEARCEDALE VIC 3912

Sold Price

**\$709,000**

Sold Date

**04-Nov-21**



3



2



3

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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