

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

7 OAKDEN STREET PEARCEDALE VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Other

Suburb

Pearcedale

Period-from

01 Mar 2021

to

28 Feb 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

22 PADLEY STREET PEARCEDALE VIC 3912	\$835,000	21-Jan-21
54 OAKDEN STREET PEARCEDALE VIC 3912	\$885,500	19-Apr-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: 23 March 2022


**22 PADLEY STREET PEARCEDALE
VIC 3912**

Sold Price

\$835,000

Sold Date

21-Jan-21


5



2



3

Distance

0.22km

**54 OAKDEN STREET PEARCEDALE
VIC 3912**

Sold Price

\$885,500

Sold Date

19-Apr-21


4



2



6

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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