

## 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

16B Queens Road 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Pearcedale

Period-from

01 Dec 2019

to

30 Nov 2020

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

17A Ellwood Drive Pearcedale VIC 3912	\$580,000	13-Oct-20
48A Apple Street Pearcedale VIC 3912	\$570,000	05-Jun-20

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: 28 December 2020



**17A Ellwood Drive Pearcedale VIC 3912**

Sold Price

**\$580,000**

Sold Date

**13-Oct-20**



3



2



2

Distance

**0.5km**



**48A Apple Street Pearcedale VIC 3912**

Sold Price

**\$570,000**

Sold Date

**05-Jun-20**



3



2



2

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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