

## 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

10 Eric Court 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Pearcedale

Period-from

01 Jan 2019

to

31 Dec 2019

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

4 Rainbow Court Pearcedale VIC 3912	\$730,000	16-Sep-19
106 Pearcedale Road Pearcedale VIC 3912	\$710,000	11-Nov-19
43 Oakden Street Pearcedale VIC 3912	\$762,000	02-Oct-19

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: 07 January 2020



## OBrien Real Estate

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### 4 Rainbow Court Pearcedale VIC 3912

3 2 2

Sold Price

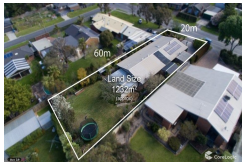
**\$730,000**

Sold Date

**16-Sep-19**

Distance

**0.15km**



### 106 Pearcedale Road Pearcedale VIC 3912

4 2 2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**11-Nov-19**

Distance

**0.21km**



### 43 Oakden Street Pearcedale VIC 3912

4 2 6

Sold Price

**\$762,000**

Sold Date

**02-Oct-19**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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