

Jason Stirling

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Peryman Street Pearcedale VIC 3912

 4  2  2

## Indicative Selling Price

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

Range between \$682,000 & \$749,999

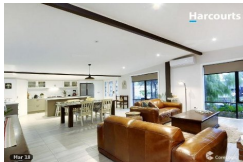











## Median Sale Price

\$640,500 Houses in Pearcedale between 01 Oct 2017 - 30 Sep 2018

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>107 Baxter-Tooradin Road Pearcedale VIC 3912</b>	 4  2  6	Sold Price	<b>\$695,000</b>	Sold Date	<b>12-Apr-18</b>
					Distance	<b>0.22km</b>
	<b>1 Noorilim Way Pearcedale VIC 3912</b>	 4  2  4	Sold Price	<b>\$688,000</b>	Sold Date	<b>22-Mar-18</b>
					Distance	<b>0.33km</b>
	<b>28B Ellwood Drive Pearcedale VIC 3912</b>	 4  2  2	Sold Price	<b>\$755,000</b>	Sold Date	<b>10-Oct-18</b>
					Distance	<b>0.63km</b>

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**110 Pearcedale Road Pearcedale VIC 3912**

 5  2  2

Sold Price

**\$660,000**

Sold Date

**26-Jun-18**

Distance

**0.73km**



**9 Rondene Court Pearcedale VIC 3912**

 4  2  2

Sold Price

**\$780,000**

Sold Date

**28-Mar-18**

Distance

**0.89km**

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