

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5A Apple Street Pearcedale, 3912

Indicative selling price

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

or range between \$440,000 & \$480,000

Median sale price

Median price \$652,500 *House ☒ Suburb Pearcedale

Period - From 1 Jan 2017 to 7 Jan 2018 Source REA

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 six months.

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd
Patrick Cornish
PH: 0438 238 453
Patrick.cornish@nl.com.au

DATE Prepared: 12th January 2018