

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

5 ROSELLA COURT 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

\$1,090,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Pearcedale

Period-from

01 Sep 2023

to

31 Aug 2024

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

7 MONICA COURT PEARCEDALE VIC 3912	\$1,010,000	20-Aug-24
4 HASTINGS STREET PEARCEDALE VIC 3912	\$1,010,000	12-Jul-24
30 HASTINGS STREET PEARCEDALE VIC 3912	\$1,300,000	17-Apr-24

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.~~

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**7 MONICA COURT PEARCEDALE
VIC 3912**

Sold Price ^{RS} **\$1,010,000** Sold Date **20-Aug-24**

4 2 4

Distance **0.55km**



**4 HASTINGS STREET PEARCEDALE
VIC 3912**

Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **12-Jul-24**

5 3 2

Distance **0.66km**



**30 HASTINGS STREET
PEARCEDALE VIC 3912**

Sold Price **\$1,300,000** Sold Date **17-Apr-24**

2 2 2

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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