

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

44 Derham Street 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)

Range Between

\$760,000.00

&

\$810,000.00

Median Sale Price

Median price

\$680,000.00

Property Type

Houses

Suburb

Pearcedale

Period-from

05 Oct 2019

to

05 Oct 2020

Source

RPData CoreLogic BSG3

Comparable Property Sales

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

2 Peryman Street Pearcedale Vic 3912	\$760,000.00	18-Apr-2020
-	-	-
-	-	-

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 six months.

This Statement of Information was prepared on: 05-Oct-2020