

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

113 SMITHS LANE 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

\$1,398,000

&

\$1,470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Pearcedale

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

490 NORTH ROAD PEARCEDALE VIC 3912	1865000	10-Mar-22
15-16 MADELYN COURT CRANBOURNE SOUTH VIC 3977	1625000	01-Mar-22
30 SCOTT ROAD CRANBOURNE SOUTH VIC 3977	1716000	27-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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490 NORTH ROAD PEARCEDALE VIC 3912

Sold Price

^{RS} **1865000** Sold Date **10-Mar-22**

6 3 6

Distance **3.2km**



15-16 MADELYN COURT CRANBOURNE SOUTH VIC 3977

Sold Price

^{RS} **1625000** Sold Date **01-Mar-22**

4 2 4

Distance **3.29km**



30 SCOTT ROAD CRANBOURNE SOUTH VIC 3977

Sold Price

1716000 Sold Date **27-Oct-21**

3 2 2

Distance **2.63km**

RS = Recent sale

UN = Undisclosed Sale

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