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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20 Colley 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 \$675,000 & \$720,000

## 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>28B Ellwood Drive Pearcedale VIC 3912</b>                                                                                                                                                                                                                      | Sold Price | <b>\$755,000</b> | Sold Date | <b>10-Oct-18</b> |
|                                                                                     |  4  2    |            |                  | Distance  | <b>0.19km</b>    |
|  | <b>110 Pearcedale Road Pearcedale VIC 3912</b>                                                                                                                                                                                                                    | Sold Price | <b>\$660,000</b> | Sold Date | <b>26-Jun-18</b> |
|                                                                                     |  5  2    |            |                  | Distance  | <b>0.42km</b>    |
|  | <b>6 Lewis Street Pearcedale VIC 3912</b>                                                                                                                                                                                                                         | Sold Price | <b>\$635,000</b> | Sold Date | <b>07-Jul-18</b> |
|                                                                                     |  4  1  3 |            |                  | Distance  | <b>0.74km</b>    |

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