

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

665 BAXTER-TOORADIN ROAD 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

\$4,000,000

&

\$4,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Farm

Suburb

Pearcedale

Period-from

01 Feb 2024

to

31 Jan 2025

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

1400 WESTERN PORT HIGHWAY CRANBOURNE SOUTH VIC 3977	\$5,500,000	01-Sep-23
1410 WESTERN PORT HIGHWAY CRANBOURNE SOUTH VIC 3977	\$5,500,000	01-Sep-23
1444 WESTERN PORT HIGHWAY CRANBOURNE SOUTH VIC 3977	\$5,600,000	02-Jul-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.

This Statement of Information was prepared on: 25 February 2025



**1400 WESTERN PORT HIGHWAY
CRANBOURNE SOUTH VIC 3977**

- - -

Sold Price **\$5,500,000** Sold Date **01-Sep-23**

Distance **4.4km**



**1410 WESTERN PORT HIGHWAY
CRANBOURNE SOUTH VIC 3977**

- - -

Sold Price Sold Date **01-Sep-23**

Distance **4.26km**



**1444 WESTERN PORT HIGHWAY
CRANBOURNE SOUTH VIC 3977**

5 4 8

Sold Price **\$5,600,000** Sold Date **02-Jul-24**

Distance **3.95km**

RS = Recent sale

UN = Undisclosed Sale

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