

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

7 Mona Vale Close 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

House

Suburb

Pearcedale

Period-from

01 Oct 2020

to

30 Sep 2021

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

4 Rainbow Court Pearcedale VIC 3912	\$895,000	01-Sep-21
109 Baxter-Tooradin Road Pearcedale VIC 3912	\$880,000	11-May-21
9 Feltham Street Pearcedale VIC 3912	\$951,000	26-May-21

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: 19 October 2021



4 Rainbow Court Pearcedale VIC 3912

 4  2  3

Sold Price

RS

\$895,000

Sold Date

01-Sep-21

Distance

0.43km



109 Baxter-Tooradin Road Pearcedale VIC 3912

 3  2  4

Sold Price

\$880,000

Sold Date

11-May-21

Distance

0.19km



9 Feltham Street Pearcedale VIC 3912

 4  2  2

Sold Price

\$951,000

Sold Date

26-May-21

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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