

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

56 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)

range between \$730,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price \$602,500

*House ☒

Suburb Pearcedale

Period - From Dec 2016 to Nov 2017

Source CoreLogic

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

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.