

# STATEMENT OF INFORMATION

24 ELLWOOD DRIVE, PEARCEDALE, VIC 3912

PREPARED BY JASON STIRLING, AGENTS' AGENCY NETWORK PARTNERS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 ELLWOOD DRIVE, PEARCEDALE, VIC**

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$840,000 to \$890,000**

Provided by: Jason Stirling, Agents'Agency Network Partners

## MEDIAN SALE PRICE



**PEARCEDALE, VIC, 3912**

Suburb Median Sale Price (House)

**\$1,002,500**

01 October 2022 to 30 September 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**17 QUEENS RD, PEARCEDALE, VIC 3912**

4 2 2

Sale Price

**\$812,000**

Sale Date: 24/05/2023

Distance from Property: 556m



**12 OAKDEN ST, PEARCEDALE, VIC 3912**

4 2 2

Sale Price

**\$990,000**

Sale Date: 22/06/2023

Distance from Property: 388m



This report has been compiled on 13/12/2023 by Agents'Agency Network Partners. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

24 ELLWOOD DRIVE, PEARCEDALE, VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$840,000 to \$890,000

### Median sale price

Median price

\$1,002,500

Property type

House

Suburb

PEARCEDALE

Period

01 October 2022 to 30 September 2023

Source

pricefinder

### Comparable property sales

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.

Address of comparable

Price

Date of sale

17 QUEENS RD, PEARCEDALE, VIC 3912	\$812,000	24/05/2023
12 OAKDEN ST, PEARCEDALE, VIC 3912	\$990,000	22/06/2023

This Statement of Information was prepared

13/12/2023