

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 APPLE STREET 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,750

Property type

House

Suburb

Pearcedale

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

20 QUEENS ROAD PEARCEDALE VIC 3912	850000	08-Sep-22
21 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912	810000	22-Jul-22
25 PEARCE COURT PEARCEDALE VIC 3912	850000	14-Aug-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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20 QUEENS ROAD PEARCEDALE VIC 3912

4 2 2

Sold Price

^{RS} **850000** Sold Date **08-Sep-22**

Distance **0.47km**



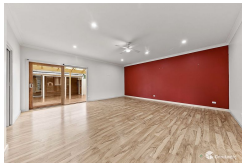
21 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912

3 2 2

Sold Price

810000 Sold Date **22-Jul-22**

Distance **0.09km**



25 PEARCE COURT PEARCEDALE VIC 3912

4 2 2

Sold Price

^{RS} **850000** Sold Date **14-Aug-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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