

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

5 RAINBOW COURT 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Pearcedale

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|--------------------------------------|-------------|-----------|
| 12 OAKDEN STREET PEARCEDALE VIC 3912 | \$990,000 | 22-Jun-23 |
| 13 ROSELLA COURT PEARCEDALE VIC 3912 | \$1,015,000 | 15-Jun-23 |
| 15 COLLEY STREET PEARCEDALE VIC 3912 | \$1,020,000 | 31-Aug-22 |

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: 16 February 2024

AREASPECIALIST

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**12 OAKDEN STREET PEARCEDALE
VIC 3912**

Sold Price

\$990,000

Sold Date

22-Jun-23



4



2



2

Distance

0.25km



**13 ROSELLA COURT PEARCEDALE
VIC 3912**

Sold Price

\$1,015,000

Sold Date

15-Jun-23



4



2



4

Distance

0.14km



**15 COLLEY STREET PEARCEDALE
VIC 3912**

Sold Price

\$1,020,000

Sold Date

31-Aug-22



4



2



4

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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