

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 765 Robinsons Road, Pearcedale 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$579,500 House ☒ Suburb Pearcedale

Period - From 1 August 2016 to 28 August 2017 Source REA

Comparable property sales

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 169 Pearcedale Road, Pearcedale	\$1,300,000	7/12/2016
2. 35 Clayton Hill Road, Langwarrin	\$1,185,000	23/12/2016
3. 32 Leisureland Drive, Langwarrin	\$1,460,000	28/06/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie – Mobile: 0414 674 963
Email: david.cowie@nl.com.au

DATE Prepared: 1st September 2017