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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

15 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)

Single Price			or range \$70 between		0,000	&	\$770,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$662,500	*House	X	*Unit		Suburb	Pearcedale
Period-from	01 Mar 2018	to 28	Feb 201	19	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 six 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	
3 Lewis Street Pearcedale VIC 3912	\$775,000	24-Sep-18	
9 Feltham Street Pearcedale VIC 3912	\$735,000	05-Mar-19	
16 Peryman Street Pearcedale VIC 3912	\$720,500	07-Nov-18	

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 six months.

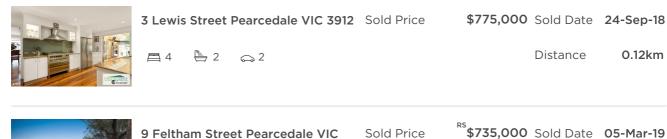
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 \Diamond **OBrien Real Estate** Brad Spencer P 5995 0500

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0.12km





9 Felth 3912	am Stre	et Pearcedale VIC	Sold Price	^{RS} \$735,000	Sold Date	05-Mar-19
圔 4	2	<u>⇔</u> 2			Distance	0.39km



16 Peryman Street Pearcedale VIC 3912	Sold Price	\$720,500	Sold Date	07-Nov-18
🖴 4 🌦 2 😞 2			Distance	0.65km

RS = Recent sale UN = Undisclosed Sale

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