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

24A Queens Road Pearcedale VIC 3912

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | or rang betwee | / <u>おつ</u> つしつつ | & | \$550,000 |
|---|-----------|-------------------|------------------|--------|------------|
| Median sale price (*Delete house or unit as ap | plicable) | | | | |
| Median Price | \$660,000 | Property type | House | Suburb | Pearcedale |

31 Mar 2020

Source

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

01 Apr 2019

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.

to

| Address of comparable property | Price | Date of sale | |
|----------------------------------|-----------|--------------|--|
| 2 Eric Court Pearcedale VIC 3912 | \$530,000 | 18-Mar-20 | |
| | | | |
| | | | |
| | | | |

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: 04 April 2020



Corelogic

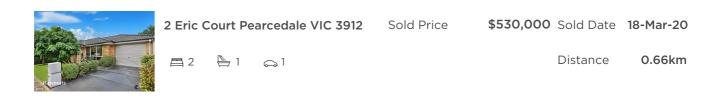
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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