

Jason Stirling

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

23 Hann Street Pearcedale VIC 3912

 4  2  4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000













## Median Sale Price

\$660,000 Houses in Pearcedale between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>15 Baxter-Tooradin Road Pearcedale VIC 3912</b>  4  2  2	Sold Price <sup>RS</sup>	<b>\$710,000</b>	Sold Date	<b>06-Apr-19</b>	Distance	<b>0.26km</b>
	<b>9 Feltham Street Pearcedale VIC 3912</b>  4  2  2	Sold Price	<b>\$735,000</b>	Sold Date	<b>25-Jan-19</b>	Distance	<b>0.28km</b>
	<b>16 Peryman Street Pearcedale VIC 3912</b>  4  2  2	Sold Price	<b>\$720,500</b>	Sold Date	<b>07-Nov-18</b>	Distance	<b>0.74km</b>

RS = Recent sale UN = Undisclosed Sale

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**3 Eric Court Pearcedale VIC 3912**

Sold Price

**\$680,000**

Sold Date

**14-Feb-19**

 5

 2

 2

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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