

## 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

14 Baxter-Tooradin Road Pearcedale VIC 3912

### Indicative selling price

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

Single Price

or range  
between

\$725,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,625

Property type

House

Suburb

Pearcedale

Period-from

01 Feb 2020

to

31 Jan 2021

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

13 Lewis Street Pearcedale VIC 3912	\$755,000	18-Nov-20
38 Oakden Street Pearcedale VIC 3912	\$760,000	13-Nov-20
24 Colley Street Pearcedale VIC 3912	\$757,000	06-Jan-21

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: 23 February 2021



## OBrien Real Estate

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**13 Lewis Street Pearcedale VIC 3912** Sold Price

RS

**\$755,000**

Sold Date **18-Nov-20**

3 2 2

Distance **0.31km**



**38 Oakden Street Pearcedale VIC 3912** Sold Price

**\$760,000**

Sold Date **13-Nov-20**

5 3 2

Distance **0.65km**



**24 Colley Street Pearcedale VIC 3912** Sold Price

**\$757,000**

Sold Date **06-Jan-21**

3 2 5

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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