

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

6 Pearcedale 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
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

House

Suburb

Pearcedale

Period-from

01 Oct 2020

to

30 Sep 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

182 Eramosa Road East Somerville VIC 3912	\$1,730,000	11-May-21
192 Eramosa Road East Somerville VIC 3912	\$1,750,000	04-Mar-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: 26 October 2021



**182 Eramosa Road East Somerville
VIC 3912**

Sold Price

\$1,730,000

Sold Date

11-May-21



6



3



4

Distance

1.41km



**192 Eramosa Road East Somerville
VIC 3912**

Sold Price

\$1,750,000

Sold Date

04-Mar-21



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Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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