

## 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

1 NOORILIM WAY, PEARCEDALE, VIC 3912

### Indicative selling price

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

Price Range: 650,000 to 715,000

### Median sale price

Median price

\$662,500

House

☒

Unit

☐

Suburb

PEARCEDALE

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

### Comparable property sales

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
46 HASTINGS ST, PEARCEDALE, VIC 3912	\$680,000	24/04/2017
1 ROSELLA CRT, PEARCEDALE, VIC 3912	*\$671,150	12/01/2018
8 NOORILIM WAY, PEARCEDALE, VIC 3912	\$600,000	14/12/2017