

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

7 Mona Vale Close 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

\$645,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

*House

X

*Unit

Suburb

Pearcedale

Period-from

01 Jul 2018

to

30 Jun 2019

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

2 Rondene Court Pearcedale VIC 3912	\$645,000	22-Jan-19

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.

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**2 Rondene Court Pearcedale VIC
3912**

4 2 2

Sold Price

\$645,000

Sold Date

22-Jan-19

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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