

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

295 Middle Road Pearcedale

Indicative selling price

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

range between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$534,000

*House

X

Suburb

Pearcedale

Period - From

March 2017

to

May 2017

Source

CORE LOGIC

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 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
1	715 Baxter-Tooradin Road Pearcedale	\$1,100,000	25 th Feb 2017
2	21 Middle Road Pearcedale	\$950,000	20 th March 2017
3	70 Smiths Lane Pearcedale	\$1,150,000	22 nd March 2017