

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

7 Rainbow Court 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Other

Suburb

Pearcedale

Period-from

01 Mar 2019

to

29 Feb 2020

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

5 Noorilim Way Pearcedale VIC 3912	\$590,000	10-Jul-19
1 Gracemere Drive Pearcedale VIC 3912	\$595,000	09-Dec-19
14 Evans Street Pearcedale VIC 3912	\$532,000	03-Aug-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.~~

This Statement of Information was prepared on: 05 March 2020



5 Noorilim Way Pearcedale VIC 3912

 3  2  3

Sold Price

\$590,000

Sold Date

10-Jul-19

Distance

0.37km



1 Gracemere Drive Pearcedale VIC 3912

 3  2  2

Sold Price

\$595,000

Sold Date

09-Dec-19

Distance

0.51km



14 Evans Street Pearcedale VIC 3912

 3  2  2

Sold Price

\$532,000

Sold Date

03-Aug-19

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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