

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

21 BAXTER-TOORADIN 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Pearcedale

Period-from

01 May 2021

to

30 Apr 2022

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

20 PADLEY STREET PEARCEDALE VIC 3912	\$900,000	30-Nov-21
105 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912	\$800,000	29-Nov-21
4 KENNETH COURT PEARCEDALE VIC 3912	\$880,000	23-Dec-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: 24 May 2022


**20 PADLEY STREET PEARCEDALE
VIC 3912**
 3  2  6

Sold Price

\$900,000

Sold Date

30-Nov-21

Distance

0.25km

**105 BAXTER-TOORADIN ROAD
PEARCEDALE VIC 3912**
 3  1  2

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date

29-Nov-21

Distance

0.57km

**4 KENNETH COURT PEARCEDALE
VIC 3912**
 3  1  2

Sold Price

\$880,000

Sold Date

23-Dec-21

Distance

0.46km

**3 OAKDEN STREET PEARCEDALE
VIC 3912**
 3  2  2

Sold Price

Sold Date

14-Feb-22

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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