



# STATEMENT OF INFORMATION

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81-83 LAKES BOULEVARD, PEARCEDALE, VIC 3912 PREPARED BY KAREN DAY, US REAL ESTATE, OFFICE PHONE: 03 8762 0128



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 81-83 LAKES BOULEVARD, PEARCEDALE, 🕮 5 🕒 2 📾 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

1,500,000 to 1,6500,000

Provided by: Karen Day, Us Real Estate

# **MEDIAN SALE PRICE**



### PEARCEDALE, VIC, 3912

Suburb Median Sale Price (House)

\$655,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

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 six months.

This report has been compiled on 13/12/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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# 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 81-83 LAKES BOULEVARD, PEARCEDALE, VIC 3912

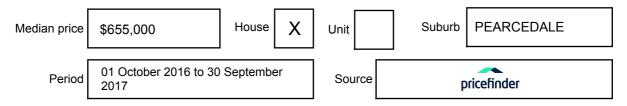
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#### Median sale price



### **Comparable property sales**

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