



OBrien Real Estate

Matthew Dewan

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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

7 Eric 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

*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

7 Belltrees Court Pearcedale VIC 3912	\$740,000	20-Apr-19
15 Baxter-Tooradin Road Pearcedale VIC 3912	\$710,000	26-Apr-19
44 Hastings Street Pearcedale VIC 3912	\$724,000	25-Jul-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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7 Belltrees Court Pearcedale VIC 3912

4 2 3

Sold Price

^{RS} **\$740,000** Sold Date **20-Apr-19**

Distance **0.34km**



15 Baxter-Tooradin Road Pearcedale VIC 3912

4 2 2

Sold Price

\$710,000 Sold Date **26-Apr-19**

Distance **0.57km**



44 Hastings Street Pearcedale VIC 3912

4 2 5

Sold Price

^{RS} **\$724,000** Sold Date **25-Jul-19**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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