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

82 Pearcedale 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	\$550,000	&	\$600,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$680,000	Property type			House	Suburb	Pearcedale
Period-from	01 Oct 2019	to	30 Sep 2	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
7 Rainbow Court Pearcedale VIC 3912	\$590,000	03-Sep-20
2 Rainbow Court Pearcedale VIC 3912	\$520,000	21-Aug-20
1 Gracemere Drive Pearcedale VIC 3912	\$595,000	09-Dec-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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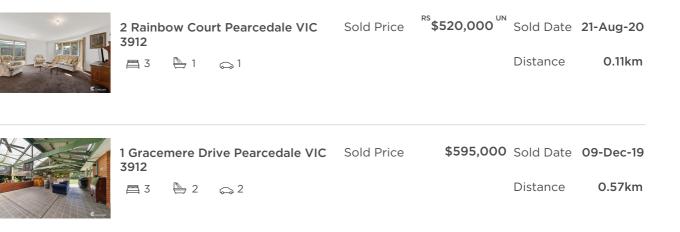


 7 Rainbow Court Pearcedale VIC
 Sold Price
 Sold Date
 03-Sep-20

 3912
 □
 2
 □
 2
 □
 Distance
 0.2km

Notes from your agent

only on 523m2





24A Qu 3912	ueens Ro	oad Pearcedale VIC	Sold Price	\$500,000	Sold Date	23-Jun-20
	1	_ල 2			Distance	0.47km

RS = Recent sale UN = Undisclosed Sale

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