

## 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

3 Oakden Street Pearcedale VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Pearcedale

Period-from

01 Feb 2021

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 Rainbow Court Pearcedale VIC 3912  | \$895,000 | 18-Aug-21 |
| 4 Kenneth Court Pearcedale VIC 3912  | \$880,000 | 06-Jan-22 |
| 20 Padley Street Pearcedale VIC 3912 | \$900,000 | 30-Nov-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: 01 February 2022



**4 Rainbow Court Pearcedale VIC 3912**

 3  2  3

Sold Price

**\$895,000**

Sold Date

**18-Aug-21**

Distance

**0.14km**



**4 Kenneth Court Pearcedale VIC 3912**

 3  1  2

Sold Price

<sup>RS</sup> **\$880,000** <sup>UN</sup>

Sold Date

**06-Jan-22**

Distance

**0.37km**



**20 Padley Street Pearcedale VIC 3912**

 3  2  6

Sold Price

**\$900,000**

Sold Date

**30-Nov-21**

Distance

**0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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