

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

65 MIDDLE 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

\$2,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Farm

Suburb

Pearcedale

Period-from

01 Oct 2021

to

30 Sep 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

1940 WESTERN PORT HIGHWAY PEARCEDALE VIC 3912	\$2,500,000	30-Mar-22
140 VICTORIA ROAD PEARCEDALE VIC 3912	\$2,650,000	28-Jun-22
660 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912	\$1,950,000	10-Aug-22

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: 22 October 2022



**1940 WESTERN PORT HIGHWAY
PEARCEDALE VIC 3912**

Sold Price **\$2,500,000** Sold Date **30-Mar-22**

 8  3  6

Distance **0.92km**



**140 VICTORIA ROAD PEARCEDALE
VIC 3912**

Sold Price **\$2,650,000** Sold Date **28-Jun-22**

 3  3  9

Distance **0.91km**



**660 BAXTER-TOORADIN ROAD
PEARCEDALE VIC 3912**

Sold Price ^{RS} **\$1,950,000** Sold Date **10-Aug-22**

 4  3  3

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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