

## 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

26 Feltham 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$597,500

\*House

x

\*Unit

Suburb

Pearcedale

Period - From

01-04-2017

to

01-03-2018

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 six 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
1	20 Feltham Street Pearcedale VIC 3912	\$703,000	01-12-2017
2	10 Padley Street Pearcedale VIC 3912	\$640,000	24-02-18
3	1 Rosella Court Pearcedale VIC 39122	\$671,150	12-01-2018