

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

4 Kenneth 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Pearcedale

Period-from

01 Dec 2020

to

30 Nov 2021

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

9 Lewis Street Pearcedale VIC 3912	\$915,000	29-Jun-21
4 Rainbow Court Pearcedale VIC 3912	\$895,000	18-Aug-21
54 Pearcedale Road Pearcedale VIC 3912	\$875,000	17-Aug-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.~~

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OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



9 Lewis Street Pearcedale VIC 3912 Sold Price **\$915,000** Sold Date **29-Jun-21**

4 2 -

Distance **0.29km**



4 Rainbow Court Pearcedale VIC 3912 Sold Price **\$895,000** Sold Date **18-Aug-21**

3 2 3

Distance **0.38km**



54 Pearcedale Road Pearcedale VIC 3912 Sold Price **\$875,000** Sold Date **17-Aug-21**

4 2 6

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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