

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 480 Baxter-Tooradin Road PEARCEDALE VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price \$760,000 House x Suburb Pearcedale

Period - From 1 Nov 2017 to Current Source www.realestate.com.au

Comparable property sales

- 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 six months.