

## 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

106 Pearcedale Road 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Pearcedale

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Belltrees Court Pearcedale VIC 3912	\$740,000	20-Apr-19
15 Baxter-Tooradin Road Pearcedale VIC 3912	\$710,000	26-Apr-19
9 Feltham Street Pearcedale VIC 3912	\$735,000	25-Jan-19

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: 04 October 2019



## OBrien Real Estate

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### 7 Belltrees Court Pearcedale VIC 3912

4 2 2

Sold Price

**\$740,000**

Sold Date

**20-Apr-19**

Distance

**0.47km**



### 15 Baxter-Tooradin Road Pearcedale VIC 3912

4 2 2

Sold Price

**\$710,000**

Sold Date

**26-Apr-19**

Distance

**0.48km**



### 9 Feltham Street Pearcedale VIC 3912

4 2 2

Sold Price

**\$735,000**

Sold Date

**25-Jan-19**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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