

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

105 Pearcedale 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

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

*House

X

*Unit

Suburb

Pearcedale

Period-from

01 Apr 2018

to

31 Mar 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 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

19 Padley Street Pearcedale VIC 3912	\$520,000	14-Sep-18
16 Evans Street Pearcedale VIC 3912	\$530,000	13-Dec-18
27 Hann Street Pearcedale VIC 3912	\$430,000	26-Feb-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 six months.~~

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OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



19 Padley Street Pearcedale VIC 3912

3 2 2

Sold Price

\$520,000

Sold Date

14-Sep-18

Distance

0.28km



16 Evans Street Pearcedale VIC 3912

3 2 2

Sold Price

\$530,000

Sold Date

13-Dec-18

Distance

0.47km



27 Hann Street Pearcedale VIC 3912

3 1 2

Sold Price

\$430,000

Sold Date

26-Feb-19

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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