

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
 22 Padley Street 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 \$640,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$660,000 *House *Unit Suburb Pearcedale
 Period-from 01 May 2018 to 30 Apr 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
12 Apple Street Pearcedale VIC 3912	\$650,000	25-Feb-19
3 Eric Court Pearcedale VIC 3912	\$680,000	14-Feb-19
2 Rondene Court Pearcedale VIC 3912	\$645,000	22-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 six months.~~

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12 Apple Street Pearcedale VIC 3912

 4  1  2

Sold Price **\$650,000** Sold Date **25-Feb-19**

Distance **0.23km**



3 Eric Court Pearcedale VIC 3912

 5  2  2

Sold Price **\$680,000** Sold Date **14-Feb-19**

Distance **0.36km**



2 Rondene Court Pearcedale VIC 3912

 4  2  2

Sold Price **\$645,000** Sold Date **22-Jan-19**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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