

## Statement of Information

### Property offered for sale

Address  
Including suburb and  
postcode 178A 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)

Range between \$3,950,000 & \$4,345,000

### Median sale price

Median price \$633000 Property type House Suburb Pearcedale

Period - From 01/11/19 to 31/10/19 Source RP Data

### 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
1 3B East Road Pearcedale VIC 3912	\$2,100,000	10/05/19
2	\$	
3	\$	

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.

This Statement of Information was prepared on: 15/11/19