



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

2 Oakden Street, PEARCEDALE, 3912

Indicative selling price

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

Single Price

or range between

\$520,000

&

\$570,000

Median sale price

Median price

\$637,000

Property type

House

Suburb

PEARCEDALE, 3912

Period from

22/10/2017

to

02/11/2017

Source

rea

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

110 Pearcedale Road, PEARCEDALE, 3912 Victoria

\$670,000

06/09/2017

26 Queens Road, PEARCEDALE, 3912 Victoria

\$524,500

27/03/2017

66 Pearcedale Road, PEARCEDALE, 3912 Victoria

\$675,000

28/07/2017