

# 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

1 Woods Road Pearcedale

### 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

\$ 1,140,000

&

\$ 1,254,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 542,000

\*House

\*Unit

Suburb

Pearcedale

Period - From

Feb 2017

to

July 2017

Source

RP Data

### Comparable property sales (\*Delete A or B below as applicable)

**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.