

## 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

2 Oakden Street, Pearcedale 3912

### 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 \$535,000 & \$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$611,000 \*House  \*Unit  Suburb Pearcedale

Period - From Feb, 2017 to Jan, 2018 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
1	9 Oakden Street, Pearcedale	\$602,500	16-8-17
2	101 Pearcedale Road, Pearcedale	\$565,000	17-1-18
3	8 Noorilim Way, Pearcedale	\$600,000	14-12-17