

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 EAST ROAD PEARCEDALE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,520,000

&

\$1,620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Commercial

Suburb

Pearcedale

Period-from

01 Dec 2022

to

30 Nov 2023

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 6 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 170 VICTORIA ROAD PEARCEDALE VIC 3912 | \$1,500,000 | 08-Aug-23 |
| 430 MIDDLE ROAD PEARCEDALE VIC 3912   | \$1,600,000 | 29-Jun-23 |
| 9 WOODS ROAD PEARCEDALE VIC 3912      | \$1,860,000 | 23-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 05 December 2023



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**170 VICTORIA ROAD PEARCEDALE VIC 3912** Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **08-Aug-23**

- - -

Distance **1.79km**



**430 MIDDLE ROAD PEARCEDALE VIC 3912** Sold Price **\$1,600,000** Sold Date **29-Jun-23**

- - -

Distance **2.45km**



**9 WOODS ROAD PEARCEDALE VIC 3912** Sold Price <sup>RS</sup> **\$1,860,000** Sold Date **23-Nov-23**

4 2 3

Distance **3.93km**

RS = Recent sale

UN = Undisclosed Sale

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