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: 10 Padley Street, Pearcedale 3912

Indicative selling price

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

	or range between		&	
		$620,000		$660,000

Median sale price

(*Delete house or unit as applicable)

Median price	*House	*Unit	Suburb
$524,500	X		Pearcedale

Period - From	to	Source
1-9-2016	11-9-2017	Coreogiic

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 15 Padley Street, Pearcedale 3912	$650,000	10-7-17
2. 18 Padley Street, Pearcedale 3912	$670,000	28-3-17
3. 66 Pearcedale Road, Pearcedale 3912	$675,000	28-7-17