OBrien Real Estate
Hannah Preston
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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	11 Ellwood Drive Pearcedale VIC 3912

Indicative selling price

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

~~Single Price~~		or range between	$860,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,500	*House	X	~~*Unit~~		Suburb	Pearcedale
Period-from	01 Oct 2017	to	30 Sep 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
120 Favorite Hill Road Pearcedale VIC 3912	$860,000	31-May-18

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 six months.

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120 Favorite Hill Road Pearcedale VIC 3912

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Sold Price **$860,000** Sold Date **31-May-18**

Distance **2.48km**

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