OBrien Real Estate
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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	4 Rainbow Court 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	$700,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	*House	X	~~*Unit~~		Suburb	Pearcedale
Period-from	01 Aug 2018	to	31 Jul 2019	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
15 Padley Street Pearcedale VIC 3912	$780,000	03-Jun-19
15 Baxter-Tooradin Road Pearcedale VIC 3912	$710,000	26-Apr-19
7 Mona Vale Close Pearcedale VIC 3912	$660,000	13-Jul-19

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: 20 August 2019

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15 Padley Street Pearcedale VIC 3912

4 2 2

Sold Price **$780,000** Sold Date **03-Jun-19**

Distance **0.25km**



15 Baxter-Tooradin Road Pearcedale VIC 3912

4 2 2

Sold Price **$710,000** Sold Date **26-Apr-19**

Distance **0.42km**



7 Mona Vale Close Pearcedale VIC 3912

4 2 2

Sold Price RS **$660,000** UN Sold Date **13-Jul-19**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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