

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**30A ELLWOOD DRIVE, PEARCEDALE,**

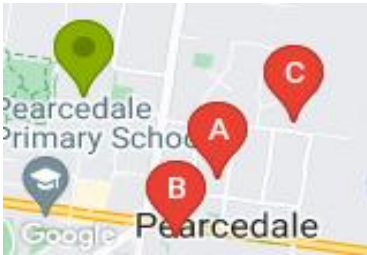
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$880,000 to \$968,000**

Provided by: Natasha Lamb , Ray White Frankston

## MEDIAN SALE PRICE

**PEARCEDALE, VIC, 3912**

Suburb Median Sale Price (House)

**\$925,000**

01 July 2023 to 30 September 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**9 PADLEY ST, PEARCEDALE, VIC 3912**

3
 2
 2

Sale Price

**\$800,000**

Sale Date: 17/05/2023

Distance from Property: 523m

**38 BAXTER-TOORADIN RD, PEARCEDALE,**

4
 2
 2

Sale Price

**\$870,000**

Sale Date: 22/08/2023

Distance from Property: 582m

**33 EVANS ST, PEARCEDALE, VIC 3912**

3
 2
 2

Sale Price

**\$885,000**

Sale Date: 26/06/2023

Distance from Property: 684m



This report has been compiled on 17/11/2023 by Ray White Frankston. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

30A ELLWOOD DRIVE, PEARCEDALE, VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$880,000 to \$968,000

### Median sale price

Median price

\$925,000

Property type

House

Suburb

PEARCEDALE

Period

01 July 2023 to 30 September 2023

Source

 pricefinder

### Comparable property sales

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

Price

Date of sale

9 PADLEY ST, PEARCEDALE, VIC 3912	\$800,000	17/05/2023
38 BAXTER-TOORADIN RD, PEARCEDALE, VIC 3912	\$870,000	22/08/2023
33 EVANS ST, PEARCEDALE, VIC 3912	\$885,000	26/06/2023

This Statement of Information was prepared

17/11/2023