

Penny Verco Grant Perry

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

890 Baxter-Tooradin Road Pearcedale VIC 3912

 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,210,000

Median Sale Price




\$650,000 Houses in Pearcedale between 01 May 2018 - 30 Apr 2019




Source: CoreLogic

Comparable Property Sales




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.



3B East Road Pearcedale VIC 3912 Sold Price ^{RS} **\$2,100,000** ^{UN} Sold Date **10-May-19**
 4  3  4 Distance **3.13km**

103 Smiths Lane Pearcedale VIC 3912 Sold Price **\$1,360,000** Sold Date **06-Feb-19**
 3  2  - Distance **2.24km**



585 Tyabb-Tooradin Road Pearcedale VIC 3912 Sold Price **\$1,350,000** Sold Date **13-Dec-18**
 5  1  4 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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**73 Dandenong-Hastings Road
Somerville VIC 3912**

 3  2  2

Sold Price **\$1,100,000**

Sold Date **02-Feb-19**

Distance **3.72km**

RS = Recent sale

UN = Undisclosed Sale

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