



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

24 Terry Street,  
PEARCEDALE 3912

House



5 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$740,000 - \$770,000**

### Median sale price

Median **House** for **PEARCEDALE** for period **Jan 2018 - Jan 2018**

Sourced from **pricefinder**.

**\$650,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**56 baxter-tooradin road,**  
pearcedale 3912

**Price \$770,000** Sold 31  
January 2018

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilo metres of the property for sale in the last six months

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

### Asset Property Sales and Management

404 Nepean Highway,  
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### Contact agents



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