



## STATEMENT OF INFORMATION

81-83 LAKES BOULEVARD, PEARCEDALE, VIC 3912

PREPARED BY KAREN DAY, US REAL ESTATE, OFFICE PHONE: 03 8762 0128

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**81-83 LAKES BOULEVARD, PEARCEDALE,**  5  2  4

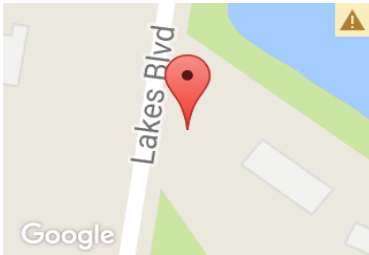
### Indicative Selling Price

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

Price Range: **1,500,000 to 1,650,000**

Provided by: Karen Day, Us Real Estate

## MEDIAN SALE PRICE



**PEARCEDALE, VIC, 3912**

Suburb Median Sale Price (House)

**\$655,000**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.

## 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

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Price Range:

1,500,000 to 1,650,000

### Median sale price

Median price

\$655,000

House

Unit

Suburb

PEARCEDALE

Period

01 October 2016 to 30 September  
2017

Source

pricfinder

### Comparable property sales

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.