

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 MONICA 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$947,500

Property type

House

Suburb

Pearcedale

Period-from

01 Mar 2024

to

28 Feb 2025

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

7 MONICA COURT PEARCEDALE VIC 3912	\$1,010,000	06-Aug-24
17 EVANS STREET PEARCEDALE VIC 3912	\$985,000	09-Aug-24
5 ROSELLA COURT PEARCEDALE VIC 3912	\$1,080,000	01-Nov-24

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: 25 March 2025

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**7 MONICA COURT PEARCEDALE
VIC 3912**

Sold Price

\$1,010,000

Sold Date **06-Aug-24**

 4  2  4

Distance **0.04km**



**17 EVANS STREET PEARCEDALE
VIC 3912**

Sold Price

\$985,000

Sold Date **09-Aug-24**

 4  2  5

Distance **0.14km**



**5 ROSELLA COURT PEARCEDALE
VIC 3912**

Sold Price

\$1,080,000

Sold Date **01-Nov-24**

 3  2  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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