



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

18 Derham Street,  
PEARCEDALE 3912

House



3 beds



2 baths



6 parking

### Indicative selling price

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

**Range from \$680,000 -  
\$740,000**

### Median sale price

Median **House** for **PEARCEDALE** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$680,000**

### 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 the most comparable to the property for sale.

**13 Brick Court,** Price **\$715,000** Sold 17 May 2017  
Pearcedale 3912

**28 Hastings Street,** Price **\$703,000** Sold 24 April 2017  
Pearcedale 3912

**46 Hastings Street,** Price **\$680,000** Sold 24 April 2017  
Pearcedale 3912

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.

### Contact agents

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