

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 42 Derham Street, Pearcedale VIC 3912

Indicative selling price

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

Single price \$ or range between \$700,000 & \$770,000

Median sale price

Median price \$662,500 *House X *Unit Suburb Pearcedale 3912
Period - From April 2018 to March 2019 Source Corelogic

Comparable property sales

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 six months*.



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