

# 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

10 Pleasant Road, Thomastown Vic 3074

### Indicative selling price

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

Single price

\$820,000

### Median sale price

Median price

\$636,000

Property Type

House

Suburb

Thomastown

Period - From

01/01/2020

to

31/03/2020

Source

REIV

### 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 six 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
1	4 Heyington Av THOMASTOWN 3074	\$861,000	29/02/2020
2	6 Wilgah St THOMASTOWN 3074	\$807,000	25/03/2020
3	17 Chowne St LALOR 3075	\$805,000	21/03/2020

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 six months.~~

This Statement of Information was prepared on:

10/07/2020 09:54



**Property Type:** House (Res)

**Land Size:** 741 sqm approx

Agent Comments

**Indicative Selling Price**

\$820,000

**Median House Price**

March quarter 2020: \$636,000

## Comparable Properties

**4 Heyington Av THOMASTOWN 3074 (REI/VG)** Agent Comments



**Price:** \$861,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House

**Land Size:** 697 sqm approx

**6 Wilgah St THOMASTOWN 3074 (REI/VG)** Agent Comments



**Price:** \$807,000

**Method:** Sold Before Auction

**Date:** 25/03/2020

**Property Type:** House

**Land Size:** 663 sqm approx

**17 Chowne St LALOR 3075 (REI/VG)** Agent Comments



**Price:** \$805,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House

**Land Size:** 695 sqm approx