

# 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

11 Chateau Court, Thomastown Vic 3074

### Indicative selling price

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

Range between \$610,000 & \$671,000

### 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.

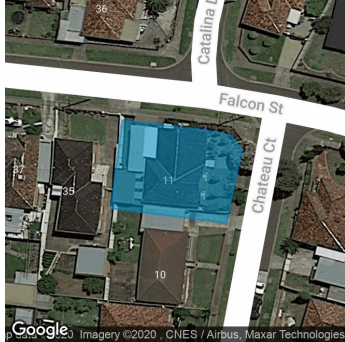
	Address of comparable property	Price	Date of sale
1	201 Victoria Dr THOMASTOWN 3074	\$671,000	21/03/2020
2	41 Barry Rd THOMASTOWN 3074	\$660,000	26/03/2020
3	18 Fernshaw St THOMASTOWN 3074	\$645,000	22/02/2020

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:

27/05/2020 14:03



**Property Type:** Land

**Land Size:** 545 sqm approx

**Agent Comments**

## Comparable Properties



**201 Victoria Dr THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$671,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House



**41 Barry Rd THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 26/03/2020

**Property Type:** House

**Land Size:** 530 sqm approx

**18 Fernshaw St THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$645,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)