

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

3/7 Stewart Street, Thomastown Vic 3074

Indicative selling price

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

Range between

\$335,000

&

\$355,000

Median sale price

Median price

\$430,000

Property Type

Unit

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	1/12 Tramoo St LALOR 3075	\$359,000	03/04/2020
2	2/17 Newton St THOMASTOWN 3074	\$330,000	02/06/2020
3	3/45 Alexander Av THOMASTOWN 3074	\$320,000	16/05/2020

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:

11/06/2020 11:43



Property Type: Unit

Agent Comments

Indicative Selling Price

\$335,000 - \$355,000

Median Unit Price

March quarter 2020: \$430,000

Comparable Properties



1/12 Tramoo St LALOR 3075 (VG)

Agent Comments



Price: \$359,000

Method: Sale

Date: 03/04/2020

Property Type: Unit



2/17 Newton St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 02/06/2020

Rooms: 2

Property Type: Unit

Land Size: 111 sqm approx



3/45 Alexander Av THOMASTOWN 3074 (REI)

Agent Comments



Price: \$320,000

Method: Auction Sale

Date: 16/05/2020

Property Type: Unit