

# 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

1 Plato 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)

Single price

\$949,000

### Median sale price

Median price

\$577,000

Property Type

House

Suburb

Thomastown

Period - From

01/04/2020

to

30/06/2020

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	21 Tovey St RESERVOIR 3073	\$760,000	09/07/2020
2	35 French St THOMASTOWN 3074	\$757,000	18/07/2020
3	42 Wilgah St THOMASTOWN 3074	\$720,000	15/06/2020

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:

09/10/2020 12:33



**Property Type:** House  
**Land Size:** 606 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$949,000  
**Median House Price**  
June quarter 2020: \$577,000

## Comparable Properties



**21 Tovey St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 09/07/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

**35 French St THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$757,000  
**Method:** Auction Sale  
**Date:** 18/07/2020  
**Property Type:** House (Res)



**42 Wilgah St THOMASTOWN 3074 (REI/VG)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 15/06/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 726 sqm approx