# 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

503/240 High Street, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$519,000

#### Median sale price

Median price	\$460,000	Pro	perty Type Unit	:		Suburb	Thomastown
Period - From	01/07/2020	to	30/06/2021	Sou	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

23/08/2021 12:19







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$519,000 Median Unit Price Year ending June 2021: \$460,000

# **Comparable Properties**

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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