

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 1-3/9 Highlands Road, Thomastown Vic 3074

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Thomastown
Period - From 01/04/2022 to 31/03/2023 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	7 Beech St THOMASTOWN 3074	\$610,000	05/01/2023
2	2/115 Messmate St LALOR 3075	\$525,000	22/04/2023
3	1/30 Pleasant Rd THOMASTOWN 3074	\$522,000	27/02/2023

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: 12/05/2023 17:07

1-3/9 Highlands Road, Thomastown Vic 3074



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median Unit Price
Year ending March 2023: \$500,000

Comparable Properties



7 Beech St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 05/01/2023
Property Type: Townhouse (Single)
Land Size: 168 sqm approx

2/115 Messmate St LALOR 3075 (REI)

Agent Comments



Price: \$525,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Townhouse (Res)



1/30 Pleasant Rd THOMASTOWN 3074 (REI)

Agent Comments



Price: \$522,000
Method: Private Sale
Date: 27/02/2023
Property Type: Townhouse (Res)

Account - Ray Mascaro & Co | P: 03 94607422 | F: 03 94607634



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