

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

2/10 Edna Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$480,000

Property Type Unit

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	1/10 Wattle St THOMASTOWN 3074	\$550,000	19/05/2020
2	2/3 Maxwell St LALOR 3075	\$542,000	13/05/2020
3	2/53 David St LALOR 3075	\$520,000	15/08/2020

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:

24/08/2020 12:38



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
June quarter 2020: \$480,000

Comparable Properties

1/10 Wattle St THOMASTOWN 3074 (VG)

Agent Comments

3 - -

Price: \$550,000
Method: Sale
Date: 19/05/2020
Property Type: Strata Unit/Flat



2/3 Maxwell St LALOR 3075 (REI/VG)

Agent Comments

3 2 2

Price: \$542,000
Method: Private Sale
Date: 13/05/2020
Rooms: 4
Property Type: Unit

2/53 David St LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$520,000
Method: Auction Sale
Date: 15/08/2020
Property Type: Unit