

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 Badger Court, Thomastown Vic 3074

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$730,000

Property Type House

Suburb Thomastown

Period - From 01/01/2021

to 31/12/2021

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	76 Queenscliff Rd, Thomastown, Vic 3074, Australia	\$776,000	28/11/2021
2	54 Lincoln Dr THOMASTOWN 3074	\$845,000	02/10/2021
3	12 Nancye Dr LALOR 3075	\$830,000	06/11/2021

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:

01/02/2022 15:17



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending December 2021: \$730,000

Comparable Properties

76 Queenscliff Rd, Thomastown, Vic 3074,
Australia (REI)

Agent Comments



Price: \$776,000
Method:
Date: 28/11/2021
Property Type: House



54 Lincoln Dr THOMASTOWN 3074 (REI)

Agent Comments



Price: \$845,000
Method: Sold Before Auction
Date: 02/10/2021
Property Type: House (Res)



12 Nancye Dr LALOR 3075 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)

Account - Love & Co