

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

3/45 Alexander Avenue, Thomastown Vic 3074

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Thomastown

Period - From

01/01/2020

to

31/03/2020

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	8 Elinda PI RESERVOIR 3073	\$365,000	16/01/2020
2	3/5 Marcia St THOMASTOWN 3074	\$355,000	14/02/2020
3			

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:

28/04/2020 00:05



1
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 March quarter 2020: \$430,000

Comparable Properties



8 Elinda PI RESERVOIR 3073 (VG)

Agent Comments

1
 -
 -

Price: \$365,000
Method: Sale
Date: 16/01/2020
Property Type: Strata Unit/Flat



3/5 Marcia St THOMASTOWN 3074 (REI)

Agent Comments

1
 1
 1

Price: \$355,000
Method: Private Sale
Date: 14/02/2020
Property Type: Unit

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.