

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

35 French Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$620,000 & \$682,000

Median sale price

Median price \$608,500 Property Type House Suburb Thomastown

Period - From 01/04/2019 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 Currajong St THOMASTOWN 3074	\$664,000	23/04/2020
2	27 Richards St LALOR 3075	\$623,000	08/04/2020
3	4 Lionel St THOMASTOWN 3074	\$622,000	29/02/2020

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$682,000
Median House Price
Year ending March 2020: \$608,500

Comparable Properties



8 Currajong St THOMASTOWN 3074 (REI/VG) **Agent Comments**



Price: \$664,000
Method: Private Sale
Date: 23/04/2020
Rooms: 4
Property Type: House
Land Size: 702 sqm approx



27 Richards St LALOR 3075 (REI) **Agent Comments**



Price: \$623,000
Method: Private Sale
Date: 08/04/2020
Property Type: House (Res)

4 Lionel St THOMASTOWN 3074 (REI/VG) **Agent Comments**



Price: \$622,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 664 sqm approx