Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 35 French Street, Thomastown Vic 3074

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$620,000		&		\$682,000			
Median sale p	rice							
Median price	\$608,500	Pro	operty Type	Hou	se		Suburb	Thomastown
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ade	dress 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:

02/06/2020 15:32



35 French Street, Thomastown Vic 3074

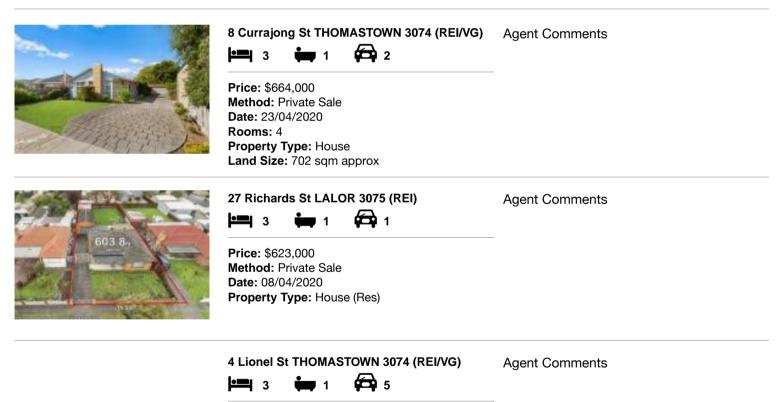






Property Type: House (Previously Occupied - Detached) Land Size: 652 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$682,000 Median House Price Year ending March 2020: \$608,500

Comparable Properties



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

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.