

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

12 Palm Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$570,000

&

\$605,000

Median sale price

Median price \$636,000

Property Type House

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	10 Palm St, Thomastown, Vic 3074, Australia	\$570,000	27/04/2020
2	62 Cyprus St LALOR 3075	\$630,000	18/12/2019
3	15 Hurtle St LALOR 3075	\$595,000	08/01/2020

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:

04/05/2020 14:04



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Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$605,000
Median House Price
March quarter 2020: \$636,000

Comparable Properties

10 Palm St, Thomastown, Vic 3074, Australia (REI)

Agent Comments

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Price: \$570,000
Method:
Date: 27/04/2020
Property Type: House



62 Cyprus St LALOR 3075 (REI/VG)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 18/12/2019
Rooms: 4
Property Type: House
Land Size: 659 sqm approx

15 Hurtle St LALOR 3075 (VG)

Agent Comments

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Price: \$595,000
Method: Sale
Date: 08/01/2020
Property Type: House (Res)
Land Size: 644 sqm approx