

# 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

2/11 Graham Court, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$470,000

### Median sale price

Median price \$496,500 Property Type Unit Suburb Thomastown

Period - From 01/04/2020 to 31/03/2021 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	1/9 Graham Ct, Thomastown, Vic 3074, Australia	\$465,000	22/03/2021
2	2/9 Graham Ct, Thomastown, Vic 3074, Australia	\$445,000	22/03/2021
3	2/12 Graham Ct THOMASTOWN 3074	\$460,000	28/11/2020

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:

19/04/2021 21:02



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$470,000  
**Median Unit Price**  
Year ending March 2021: \$496,500

## Comparable Properties

**1/9 Graham Ct, Thomastown, Vic 3074,  
Australia (REI)**

**Agent Comments**



**Price:** \$465,000  
**Method:**  
**Date:** 22/03/2021  
**Property Type:** Unit

**2/9 Graham Ct, Thomastown, Vic 3074,  
Australia (REI)**

**Agent Comments**



**Price:** \$445,000  
**Method:**  
**Date:** 22/03/2021  
**Property Type:** Unit

**2/12 Graham Ct THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** Unit