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

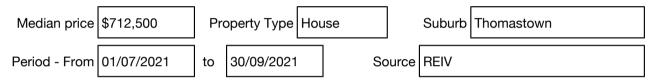
57 Lincoln Drive, Thomastown Vic 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underq	uoting
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Single price \$749,000

Median sale price



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	137 Victoria Dr THOMASTOWN 3074	\$771,500	07/10/2021
2	5 Tanjil Ct THOMASTOWN 3074	\$771,000	27/10/2021
3	34 Westall St THOMASTOWN 3074	\$758,000	07/10/2021

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:

01/12/2021 13:15



57 Lincoln Drive, Thomastown Vic 3074



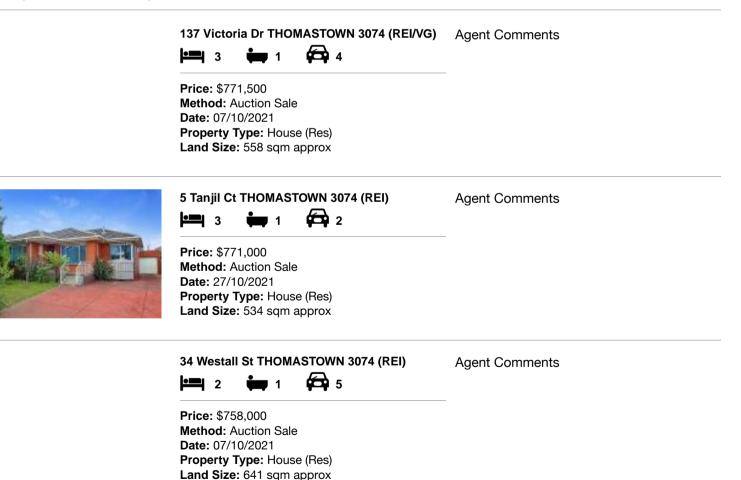
Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

A Machiler © OpenStreetMap.contributors



Property Type: House (Res) Land Size: 613 sqm approx Agent Comments Indicative Selling Price \$749,000 Median House Price September quarter 2021: \$712,500

Comparable Properties



Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



propertydata

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