

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$749,000

### Median sale price

Median price

\$712,500

Property Type

House

Suburb

Thomastown

Period - From

01/07/2021

to

30/09/2021

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	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

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**Indicative Selling Price**

\$749,000

**Median House Price**

September quarter 2021: \$712,500



3 1 2

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

Agent Comments

## Comparable Properties

**137 Victoria Dr THOMASTOWN 3074 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$771,500

**Method:** Auction Sale

**Date:** 07/10/2021

**Property Type:** House (Res)

**Land Size:** 558 sqm approx



**5 Tanjil Ct THOMASTOWN 3074 (REI)**

Agent Comments

3 1 2

**Price:** \$771,000

**Method:** Auction Sale

**Date:** 27/10/2021

**Property Type:** House (Res)

**Land Size:** 534 sqm approx

**34 Westall St THOMASTOWN 3074 (REI)**

Agent Comments

2 1 5

**Price:** \$758,000

**Method:** Auction Sale

**Date:** 07/10/2021

**Property Type:** House (Res)

**Land Size:** 641 sqm approx