

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

40 Gladstone Street, Thomastown Vic 3074

Indicative selling price

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

Range between

\$560,000

&

\$616,000

Median sale price

Median price

\$608,500

Property Type

House

Suburb

Thomastown

Period - From

01/04/2019

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 | 44 Alvarado Av THOMASTOWN 3074 | \$650,000 | 19/03/2020 |
| 2 | 8 Burwood Ct THOMASTOWN 3074 | \$625,500 | 29/02/2020 |
| 3 | 16 Simpson St THOMASTOWN 3074 | \$565,000 | 01/04/2020 |

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:

30/06/2020 11:50



Property Type: House

Land Size: 558 sqm approx

Agent Comments

Comparable Properties



44 Alvarado Av THOMASTOWN 3074 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 19/03/2020

Property Type: House (Res)

Land Size: 545 sqm approx



8 Burwood Ct THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$625,500

Method: Auction Sale

Date: 29/02/2020

Property Type: House

Land Size: 671 sqm approx



16 Simpson St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 01/04/2020

Rooms: 4

Property Type: House

Land Size: 542 sqm approx