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

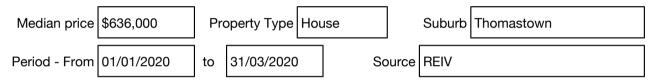
21 Cleveland Street, Thomastown Vic 3074

Indicative selling price

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

Single price \$530,000

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	14 Madera Dr, Thomastown, Vic 3074, Australia	\$577,000	27/06/2020
2	18 Judith Ct, Lalor, Vic 3075, Australia	\$545,000	27/06/2020
3	250 Edgars Rd, Thomastown, Vic 3074, Australia	\$520,000	12/06/2020

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:

15/07/2020 13:33

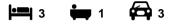


21 Cleveland Street, Thomastown Vic 3074

Harcourts Rata & Co

Michael Cananzi 0413 857 837 michael.cananzi@rataandco.com.au





Property Type: House **Land Size:** 701 sqm approx Agent Comments Indicative Selling Price \$530,000 Median House Price March quarter 2020: \$636,000

Comparable Properties

14 Madera Dr, Thomastown, Vic 3074, Australia (REI)	Agent Comments
1 6 2	
Price: \$577,000	
Method: Date: 27/06/2020	
Property Type: House	
 18 Judith Ct, Lalor, Vic 3075, Australia (REI)	Agent Comments
1	
Price: \$545,000	_
Method: Date: 27/06/2020	
Property Type: House	
250 Edgars Rd, Thomastown, Vic 3074,	Agent Comments
Australia (REI)	
1 3 1 2 1 3	_
Price: \$520,000 Method:	
Date: 12/06/2020	
Property Type: House	

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.