

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

Median price

\$636,000

Property Type

House

Suburb

Thomastown

Period - From

01/01/2020

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	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



3 1 3

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

3 1 2

Price: \$577,000

Method:

Date: 27/06/2020

Property Type: House

18 Judith Ct, Lalor, Vic 3075, Australia (REI)

Agent Comments

3 1 1

Price: \$545,000

Method:

Date: 27/06/2020

Property Type: House

**250 Edgars Rd, Thomastown, Vic 3074,
Australia (REI)**

Agent Comments

3 2 3

Price: \$520,000

Method:

Date: 12/06/2020

Property Type: House