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

4/10 Marcia Street, Thomastown Vic 3074

Indicative selling price

| | / 1 1' |
|---|--------------------|
| For the meaning of this price see consumer.vic.go | N/ au/underauntina |
| | Jv.au/unaciquoting |

Single price \$520,000

Median sale price

| Median price | \$460,000 | Pro | perty Type Uni | t | | Suburb | Thomastown |
|---------------|------------|-----|----------------|----|------|--------|------------|
| Period - From | 01/04/2019 | to | 31/03/2020 | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 3/20 Marcia St THOMASTOWN 3074 | \$531,000 | 03/03/2020 |
| 2 | 2/100 Alexander Av THOMASTOWN 3074 | \$500,000 | 11/02/2020 |
| 3 | 6 Mustang La THOMASTOWN 3074 | \$480,000 | 03/04/2020 |

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:

11/05/2020 10:26







Property Type: Agent Comments Indicative Selling Price \$520,000 Median Unit Price Year ending March 2020: \$460,000

Comparable Properties



3/20 Marcia St THOMASTOWN 3074 (REI)



Price: \$531,000 Method: Sold Before Auction Date: 03/03/2020 Rooms: 3 Property Type: Unit

2/100 Alexander Av THOMASTOWN 3074 (VG) Agent Comments



Price: \$500,000 Method: Sale Date: 11/02/2020 Property Type: Flat/Unit/Apartment (Res)

6 Mustang La THOMASTOWN 3074 (REI)



Agent Comments

Agent Comments

Price: \$480,000 Method: Sold Before Auction Date: 03/04/2020 Property Type: Townhouse (Res)

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.