

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 Robertson Street, Thomson Vic 3219

Indicative selling price

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

Range between \$519,000

&

\$569,000

Median sale price

Median price \$585,000

Property Type House

Suburb Thomson

Period - From 01/01/2021

to 31/12/2021

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	10 Robertson St THOMSON 3219	\$562,000	14/08/2021
2	100 St Albans Rd THOMSON 3219	\$540,000	19/03/2022
3	5 Warren St THOMSON 3219	\$510,000	21/10/2021

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:

23/03/2022 16:37



Property Type:

Agent Comments

Comparable Properties



10 Robertson St THOMSON 3219 (VG)

Agent Comments



Price: \$562,000

Method: Sale

Date: 14/08/2021

Property Type: House (Res)

Land Size: 591 sqm approx



100 St Albans Rd THOMSON 3219 (REI)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 708 sqm approx



5 Warren St THOMSON 3219 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 21/10/2021

Property Type: Development Site (Res)

Land Size: 354 sqm approx