

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

2/2 Martin Street, Thomson Vic 3219

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$377,500

Property Type Unit

Suburb Thomson

Period - From 13/10/2020

to 12/10/2021

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	5/20 Regent St WHITTINGTON 3219	\$320,000	14/07/2021
2	3/85 Fyans St SOUTH GEELONG 3220	\$320,000	25/07/2021
3	2/3 Fyans St SOUTH GEELONG 3220	\$286,667	18/07/2021

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:

13/10/2021 13:50

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Indicative Selling Price

\$285,000 - \$310,000

Median Unit Price

13/10/2020 - 12/10/2021: \$377,500



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



5/20 Regent St WHITTINGTON 3219 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 14/07/2021

Property Type: Unit

Land Size: 64 sqm approx



3/85 Fyans St SOUTH GEELONG 3220 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 25/07/2021

Property Type: Flat/Unit/Apartment (Res)

2/3 Fyans St SOUTH GEELONG 3220 (VG)

Agent Comments



Price: \$286,667

Method: Sale

Date: 18/07/2021

Property Type: Flat/Unit/Apartment (Res)