

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

11 Diplomat Drive, Thomastown Vic 3074

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$577,000 Property Type House Suburb Thomastown

Period - From 01/04/2020 to 30/06/2020 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	70 Herman Rd LALOR 3075	\$640,000	13/08/2020
2	66 Victoria Dr THOMASTOWN 3074	\$637,500	15/07/2020
3	23 Thomas St THOMASTOWN 3074	\$620,000	13/08/2020

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:

09/10/2020 10:55



3 1 2

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

June quarter 2020: \$577,000

Comparable Properties



70 Herman Rd LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 13/08/2020

Property Type: House (Res)

Land Size: 533 sqm approx



66 Victoria Dr THOMASTOWN 3074 (REI/VG)

Agent Comments

3 1 1

Price: \$637,500

Method: Private Sale

Date: 15/07/2020

Rooms: 4

Property Type: House

Land Size: 530 sqm approx



23 Thomas St THOMASTOWN 3074 (REI)

Agent Comments

3 1 4

Price: \$620,000

Method: Private Sale

Date: 13/08/2020

Property Type: House (Res)

Land Size: 601 sqm approx