

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 6/307 High Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$290,000

&

\$319,000

Median sale price

Median price \$459,000

House

Unit

X

Suburb

Thomastown

Period - From 01/10/2017

to

31/12/2017

Source REIV

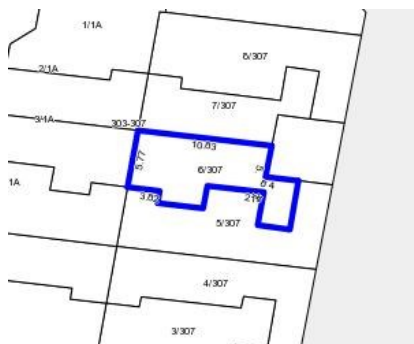
Comparable property sales (*Delete A or B below as applicable)

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	2/21 Main St THOMASTOWN 3074	\$320,000	01/12/2017
2	3/86 Heyington Av THOMASTOWN 3074	\$310,000	13/12/2017
3	4/327 High St THOMASTOWN 3074	\$261,500	16/12/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

December quarter 2017: \$459,000

Comparable Properties



2/21 Main St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 01/12/2017

Rooms: -

Property Type: Unit



3/86 Heyington Av THOMASTOWN 3074 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 13/12/2017

Rooms: -

Property Type: Unit

4/327 High St THOMASTOWN 3074 (VG)

Agent Comments



Price: \$261,500

Method: Sale

Date: 16/12/2017

Rooms: -

Property Type: Unit