

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 Wilgah Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$699,000

&

\$768,900

Median sale price

Median price \$633,000

Property Type House

Suburb Thomastown

Period - From 01/10/2019

to 31/12/2019

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	26 Arndell St THOMASTOWN 3074	\$770,000	30/11/2019
2	13 Gunsynd CI THOMASTOWN 3074	\$685,000	12/10/2019
3	5 Marlock CI THOMASTOWN 3074	\$684,000	14/12/2019

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:

17/02/2020 14:42



Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$699,000 - \$768,900
Median House Price
December quarter 2019: \$633,000

Comparable Properties



26 Arndell St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)



13 Gunsynd CI THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 549 sqm approx

5 Marlock CI THOMASTOWN 3074 (REI)

Agent Comments



Price: \$684,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House