

STATEMENT OF INFORMATION

4 HELMER CRESCENT, THOMSON, VIC 3219

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 HELMER CRESCENT, THOMSON, VIC

 2  1  4

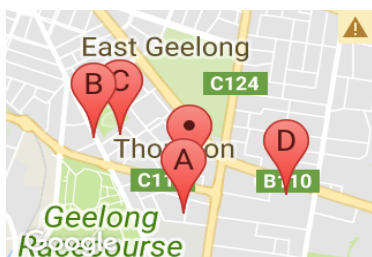
Indicative Selling Price

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

Price Range: \$339,000 to \$359,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



THOMSON, VIC, 3219

Suburb Median Sale Price (House)

\$331,000

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



12 JAMIESON ST, THOMSON, VIC 3219

 3  1  2

Sale Price

\$331,000

Sale Date: 25/01/2017

Distance from Property: 244m



96 ST ALBANS RD, THOMSON, VIC 3219

 3  1  1

Sale Price

***\$360,000**

Sale Date: 28/05/2017

Distance from Property: 695m



8 BIRDSEY ST, THOMSON, VIC 3219

 2  1  1

Sale Price

\$350,000

Sale Date: 02/11/2016

Distance from Property: 555m



This report has been compiled on 14/07/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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5 CAROL CRT, NEWCOMB, VIC 3219

 3
  1
  1

Sale Price

Price Withheld

Sale Date: 10/04/2017

Distance from Property: 635m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 HELMER CRESCENT, THOMSON, VIC 3219

Indicative selling price

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

Price Range:

\$339,000 to \$359,000

Median sale price

Median price

\$331,000

House

X

Unit


Suburb

THOMSON

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
12 JAMIESON ST, THOMSON, VIC 3219	\$331,000	25/01/2017
96 ST ALBANS RD, THOMSON, VIC 3219	*\$360,000	28/05/2017
8 BIRDSEY ST, THOMSON, VIC 3219	\$350,000	02/11/2016
5 CAROL CRT, NEWCOMB, VIC 3219	Price Withheld	10/04/2017