

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

1/15 Falcon Street, Thomastown Vic 3074

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$480,000

Property Type Unit

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	44 Hurtle St LALOR 3075	\$560,000	25/05/2020
2	1/134 Edgars Rd THOMASTOWN 3074	\$457,000	08/05/2020
3	34 Pandora Av THOMASTOWN 3074	\$455,000	21/05/2020

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:

29/09/2020 15:53



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

June quarter 2020: \$480,000

Comparable Properties

44 Hurtle St LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$560,000

Method: Sale

Date: 25/05/2020

Property Type: House (Res)

1/134 Edgars Rd THOMASTOWN 3074 (VG)

Agent Comments

3 - -

Price: \$457,000

Method: Sale

Date: 08/05/2020

Property Type: Flat/Unit/Apartment (Res)



34 Pandora Av THOMASTOWN 3074 (REI/VG)

Agent Comments

3 1 1

Price: \$455,000

Method: Private Sale

Date: 21/05/2020

Rooms: 4

Property Type: Unit

Land Size: 276 sqm approx