

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



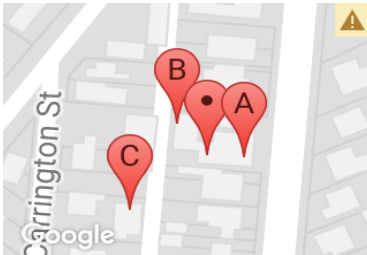
3/28-30 BREAKWATER ROAD, THOMSON,  2  1  1

Indicative Selling Price

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

Price Range: **\$240000 to \$260000**

MEDIAN SALE PRICE



THOMSON, VIC, 3219

Suburb Median Sale Price (Unit)

\$322,000

01 October 2016 to 30 September 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.



1/28 BREAKWATER RD, THOMSON, VIC 3219  2  1  1

Sale Price

***\$277,000**

Sale Date: 30/06/2017

Distance from Property: 14m



5/28 BREAKWATER RD, THOMSON, VIC 3219  2  1  1

Sale Price

\$277,000

Sale Date: 22/06/2017

Distance from Property: 18m



3/10 CARRINGTON ST, THOMSON, VIC 3219  2  1  1

Sale Price

\$287,000

Sale Date: 23/12/2016

Distance from Property: 39m



This report has been compiled on 03/10/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

3/28-30 BREAKWATER ROAD, THOMSON, VIC 3219

Indicative selling price

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

Price Range:

\$240000 to \$260000

Median sale price

Median price

\$322,000

House

Unit

X

Suburb

THOMSON

Period

01 October 2016 to 30 September 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
1/28 BREAKWATER RD, THOMSON, VIC 3219	*\$277,000	30/06/2017
5/28 BREAKWATER RD, THOMSON, VIC 3219	\$277,000	22/06/2017
3/10 CARRINGTON ST, THOMSON, VIC 3219	\$287,000	23/12/2016