

# 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

20 Simpson Street, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$605,000

Property Type

House

Suburb

Thomastown

Period - From

01/07/2019

to

30/09/2019

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	7 Simpson St THOMASTOWN 3074	\$626,000	12/10/2019
2	185 Victoria Dr THOMASTOWN 3074	\$588,500	09/11/2019
3	131 Main St THOMASTOWN 3074	\$545,000	09/11/2019

**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:

13/11/2019 11:37



3 1 1

**Property Type:** House

**Land Size:** 568 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

September quarter 2019: \$605,000

## Comparable Properties

**7 Simpson St THOMASTOWN 3074 (REI)**

Agent Comments

3 1 4

**Price:** \$626,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**185 Victoria Dr THOMASTOWN 3074 (REI)**

Agent Comments

3 1 -

**Price:** \$588,500

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 581 sqm approx



**131 Main St THOMASTOWN 3074 (REI)**

Agent Comments

3 1 1

**Price:** \$545,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 530 sqm approx