

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

16 Sherwood Drive, Thomastown Vic 3074

Indicative selling price

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

Range between

\$599,000

&

\$658,900

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	28 Alvarado Av THOMASTOWN 3074	\$640,000	21/09/2019
2	20 Melaleuca Dr THOMASTOWN 3074	\$620,000	15/02/2020
3	3 Stephen Ct THOMASTOWN 3074	\$607,000	21/12/2019

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:

26/02/2020 12:12



 3  1  2

Property Type: House (Res)

Land Size: 541 sqm approx

Agent Comments

Indicative Selling Price

\$599,000 - \$658,900

Median House Price

December quarter 2019: \$633,000

Comparable Properties



28 Alvarado Av THOMASTOWN 3074 (REI/VG) **Agent Comments**

 3  1  2

Price: \$640,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 542 sqm approx

20 Melaleuca Dr THOMASTOWN 3074 (REI) **Agent Comments**

 3  1  2

Price: \$620,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)



3 Stephen Ct THOMASTOWN 3074 (REI) **Agent Comments**

 3  1  2

Price: \$607,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 4

Property Type: House (Res)

Land Size: 538 sqm approx