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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$599,000		&		\$658,900			
Median sale p	rice							
Median price	\$633,000	Pro	operty Type	Hou	se		Suburb	Thomastown
Period - From	01/10/2019	to	31/12/2019)	So	urce	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.

Ade	dress 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









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



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



Price: \$620,000 Method: Auction Sale Date: 15/02/2020 Property Type: House (Res)



3 Stephen Ct THOMASTOWN 3074 (REI)



Agent Comments

Price: \$607,000 Method: Auction Sale Date: 21/12/2019 Rooms: 4 Property Type: House (Res) Land Size: 538 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.