

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

2/7 Pine Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$498,500

Property Type Unit

Suburb Thomastown

Period - From 09/04/2020

to 08/04/2021

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	51 Hawkes Dr MILL PARK 3082	\$543,250	28/11/2020
2	2/15 Richards St LALOR 3075	\$518,000	06/02/2021
3	5/7 Pine St THOMASTOWN 3074	\$508,000	13/03/2021

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:

09/04/2021 18:11



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

09/04/2020 - 08/04/2021: \$498,500

Comparable Properties



51 Hawkes Dr MILL PARK 3082 (REI/VG)

Agent Comments

2 1 1

Price: \$543,250

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 314 sqm approx

2/15 Richards St LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$518,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

5/7 Pine St THOMASTOWN 3074 (REI)

Agent Comments

2 1 1

Price: \$508,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)