

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 Kingsley Court, Thomastown Vic 3074

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$559,000

Median sale price*

Median price

House

Unit

Suburb

Thomastown

Period - From

to

Source

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	69 Mount View Rd THOMASTOWN 3074	\$572,880	19/01/2019
2	9 Hertford Pl LALOR 3075	\$559,500	17/11/2018
3	20 Evans St LALOR 3075	\$540,000	06/10/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 526 sqm approx

Agent Comments

Indicative Selling Price

\$559,000

No median price available

Comparable Properties

**69 Mount View Rd THOMASTOWN 3074 (VG)**

Agent Comments

**Price:** \$572,880**Method:** Sale**Date:** 19/01/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 608 sqm approx**9 Hertford PI LALOR 3075 (REI/VG)**

Agent Comments

**Price:** \$559,500**Method:** Auction Sale**Date:** 17/11/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 554 sqm approx**20 Evans St LALOR 3075 (REI/VG)**

Agent Comments

**Price:** \$540,000**Method:** Auction Sale**Date:** 06/10/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 565 sqm approx