# COLLINGS

### 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

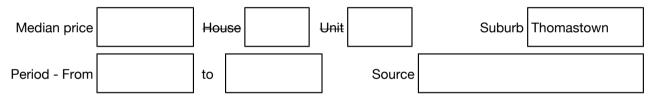
2 Kingsley Court, Thomastown Vic 3074

#### Indicative selling price

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

Single price \$559,000

#### Median sale price\*



#### 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 PI 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.

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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.

### 2 Kingsley Court, Thomastown Vic 3074

# COLLINGS





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**



Price: \$572,880 Method: Sale Date: 19/01/2019 Rooms: -

Property Type: House (Res) Land Size: 608 sqm approx

**----** 3

69 Mount View Rd THOMASTOWN 3074 (VG)

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9 Hertford PI LALOR 3075 (REI/VG)



Rooms: 4

Price: \$559,500 Method: Auction Sale Date: 17/11/2018

Property Type: House (Res) Land Size: 554 sqm approx

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20 Evans St LALOR 3075 (REI/VG)



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

Agent Comments

Agent Comments

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