

# 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

1 Northey Close, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$575,000

### Median sale price

Median price

\$590,000

House

X

Unit

Suburb

Thomastown

Period - From

01/01/2019

to

31/03/2019

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	6 Madera Dr THOMASTOWN 3074	\$620,000	13/04/2019
2	4 Wicklow CI LALOR 3075	\$555,000	09/03/2019
3	56 Rosedale Dr LALOR 3075	\$549,000	02/03/2019

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 538 sqm approx

Agent Comments

**Indicative Selling Price**

\$575,000

**Median House Price**

March quarter 2019: \$590,000

## Comparable Properties

**6 Madera Dr THOMASTOWN 3074 (REI)**

Agent Comments

**Price:** \$620,000**Method:** Auction Sale**Date:** 13/04/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 540 sqm approx**4 Wicklow CI LALOR 3075 (REI/VG)**

Agent Comments

**Price:** \$555,000**Method:** Auction Sale**Date:** 09/03/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 349 sqm approx**56 Rosedale Dr LALOR 3075 (REI/VG)**

Agent Comments

**Price:** \$549,000**Method:** Auction Sale**Date:** 02/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 530 sqm approx