

# 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

11 Diplomat Drive, Thomastown Vic 3074

### Indicative selling price

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

Range between \$600,000

&

\$660,000

### Median sale price

Median price \$577,000

Property Type House

Suburb Thomastown

Period - From 01/04/2020

to 30/06/2020

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	70 Herman Rd LALOR 3075	\$640,000	13/08/2020
2	66 Victoria Dr THOMASTOWN 3074	\$637,500	15/07/2020
3	23 Thomas St THOMASTOWN 3074	\$620,000	13/08/2020

**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:

09/10/2020 10:55



3   1   2

**Property Type:** House (Res)

**Land Size:** 545 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

June quarter 2020: \$577,000

## Comparable Properties



**70 Herman Rd LALOR 3075 (VG)**

Agent Comments

3   -   -

**Price:** \$640,000

**Method:** Sale

**Date:** 13/08/2020

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



**66 Victoria Dr THOMASTOWN 3074 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$637,500

**Method:** Private Sale

**Date:** 15/07/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 530 sqm approx



**23 Thomas St THOMASTOWN 3074 (REI)**

Agent Comments

3   1   4

**Price:** \$620,000

**Method:** Private Sale

**Date:** 13/08/2020

**Property Type:** House (Res)

**Land Size:** 601 sqm approx