

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode 141 St Albans Road, Thomson

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*495,000 & \$535,000

Median sale price

Median price \$395,500 Property type House Suburb Thomson

Period - From 7/2/19 to 7/2/20 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
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1	\$	
2	\$	
3	\$	

OR

B*

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 7/2/2020

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179 St Albans Road, Thomson, Vic 3219



3 1 6 734 m² House

\$525,500

This price was provided by: Hometrack Australia Pty Ltd
[Learn more](#)

Sold on 17 Mar 2018

[Property History](#)

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Inspired renovation - huge block.

179 ST ALBANS ROAD, THOMSON

An inspired renovation with meticulous finish and neutral pallet has transformed this residence into one of the best homes of the area.

Positioned on a massive 734m2 allotment provides not only future development potential (STCA), but also a fantastic family home with plenty of space for the kids whilst additionally offering strong investment opportunities.

The location is very convenient. The CBD, waterfront, train station and Eastern Gardens are less than 10 minutes away, whilst Schools, Tafe, shops, Geelong show grounds, Bellarine rail trail and multiple sporting reserves are within walking distance.

From the street to the back fence and from the ground up, the entire property has undergone significant transformation. An attractive facade is complimented by an internal refurbishment that will impress even the most fastidious buyers. The floorplan is open and functional encompassing natural light and neutral tones to create a warm and inviting space.

Internally, the home comprises 3 generous bedrooms, open kitchen / dining area leading back into the living room, bathroom, laundry, 2nd toilet & enclosed patio to the rear. Additionally a bungalow is great as a 4th bedroom, teenagers retreat, art studio, home office or whatever you desire.

The living room boasts a stunning stack-stone feature framing the gas log fire, a reverse cycle air conditioner, ceiling fan and timber shutters. The family chef will love the kitchen which includes stainless 900mm 5 burner oven/stove, a dishwasher, loads of storage & bench space, quality fixtures and feature tiles. The dining area opens through glass sliding doors onto the rear undercover 5m x5m private alfresco perfect for entertaining year round. The massive rear yard provides established landscapes, fruit trees, raised garden beds and plenty of open space.

For the car enthusiast or tradesman, the 5.5m x 15.5m garage with remote roller door offers all the room you will need and is complimented by an additional carport on the south side of the home and additional access on the North side for the caravan, boat, trailer or more cars.

A sophisticated home alarm system including a team of cctv cameras ensures security for the family whilst a team of solar panels helps reduce the energy bills.

This property truly is one of the best homes in the area and with all the hard work done