

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 240 High Street, Thomastown 3074

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Type 1 – Apartment – 1 bed/1 bath 59m <sup>2</sup>	\$349,000	Or range between	\$	&	\$
Type 2 – Apartment – 2 bed/2 bath 78m <sup>2</sup>	\$449,000	Or range between	\$*	&	\$*
Type 3 – Apartment – 2 bed/2 bath 78-80m <sup>2</sup>	\$*	Or range between	\$469,000	&	\$480,000
Type 4 – Apartment – 2 bed/2 bath 82m <sup>2</sup>	\$489,000	Or range between	\$*	&	\$*
Type 5 – Apartment – 2 bed/2 bath 88m <sup>2</sup>	\$540,000	Or range between	\$*	&	\$*
Type 6 – Apartment – 3 bed/2 bath 90m <sup>2</sup>	\$539,000	Or range between	\$*	&	\$*
Type 7 – Apartment – 2 bed/2 bath 98m <sup>2</sup>	\$589,000	Or range between	\$*	&	\$*
Type 8 – Apartment – 2 bed/2 bath 104m <sup>2</sup>	\$620,000	Or range between	\$*	&	\$
Type 9 – Apartment – 3 bed/2 bath 124m <sup>2</sup>	\$739,000	Or range between	\$*	&	\$*

### Suburb unit median sale price

Median price \$480,000

Suburb Thomastown

Period - From 01/04/2020

To 30/06/2020

Source REIV

### Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 07.09.2020