

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

19 Victoria Drive, Thomastown Vic 3074

Indicative selling price

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

Range between \$575,000

&

\$632,500

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	40 Gladstone St THOMASTOWN 3074	\$676,000	05/08/2020
2	10 Stonehaven Dr THOMASTOWN 3074	\$650,000	25/06/2020
3	9 Nancye Dr LALOR 3075	\$599,999	18/06/2020

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:

28/09/2020 14:58



Property Type: HOUSE
Land Size: TBA sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$632,500
Median House Price
June quarter 2020: \$577,000

Comparable Properties

40 Gladstone St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$676,000
Method: Auction Sale
Date: 05/08/2020
Property Type: House

10 Stonehaven Dr THOMASTOWN 3074 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 25/06/2020
Property Type: House (Res)
Land Size: 545 sqm approx

9 Nancye Dr LALOR 3075 (VG)

Agent Comments



Price: \$599,999
Method: Sale
Date: 18/06/2020
Property Type: House (Res)
Land Size: 535 sqm approx