

## 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

60 Spring Street, 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 \$690,000 & \$759,000

#### Median sale price

Median price \$610,000 House ☒ Unit ☐ Suburb Thomastown

Period - From 01/10/2018 to 31/12/2018 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	10 Pleasant Rd THOMASTOWN 3074	\$726,000	24/11/2018
2	5 Trentham Ct THOMASTOWN 3074	\$715,000	12/12/2018
3	10 Charles St THOMASTOWN 3074	\$695,000	08/12/2018

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.



4   
 2   
 4

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$690,000 - \$759,000  
**Median House Price**  
 December quarter 2018: \$610,000

## Comparable Properties

10 Pleasant Rd THOMASTOWN 3074 (REI)

Agent Comments

4   
 1   
 2

**Price:** \$726,000  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx

5 Trentham Ct THOMASTOWN 3074 (REI)

Agent Comments

5   
 2   
 2

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 12/12/2018  
**Rooms:** -  
**Property Type:** House (Res)

10 Charles St THOMASTOWN 3074 (REI)

Agent Comments

4   
 1   
 3

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx