

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale	
Address Including suburb and postcode	60 Spring Street, Thomastown Vic 3074	
Indicative selling pric	ce	
For the meaning of this p	orice see consumer.vic.gov.au/underquoting	

Median sale price

Range between \$690,000

Median price	\$610,000	Hou	ıse X	Unit			Suburb	Thomastown
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

\$759,000

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.

Ad	dress 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.

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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











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)

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Agent Comments

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)

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Agent Comments

Price: \$715,000 Method: Private Sale Date: 12/12/2018

Rooms: -

Property Type: House (Res)

10 Charles St THOMASTOWN 3074 (REI)

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Agent Comments

Price: \$695,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 695 sqm approx

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