

# 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

5 Glenhaven Court, 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

\$600,000

&

\$660,000

### Median sale price

Median price

\$636,000

Property Type

House

Suburb

Thomastown

Period - From

01/01/2020

to

31/03/2020

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.

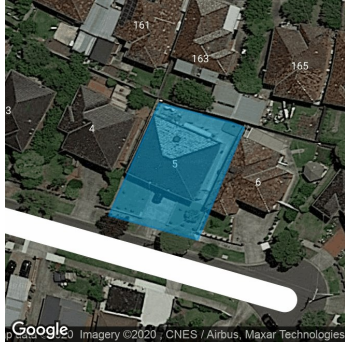
	Address of comparable property	Price	Date of sale
1	6 Greenstone Ct THOMASTOWN 3074	\$675,000	03/03/2020
2	44 Alvarado Av THOMASTOWN 3074	\$650,000	19/03/2020
3	8 Burwood Ct THOMASTOWN 3074	\$625,500	29/02/2020

**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:

25/05/2020 10:57



**Property Type:** House (Res)

**Land Size:** 569 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

March quarter 2020: \$636,000

## Comparable Properties

### 6 Greenstone Ct THOMASTOWN 3074 (VG)



Agent Comments

This property is superior to the property for sale as it has 5 bedrooms.

**Price:** \$675,000

**Method:** Sale

**Date:** 03/03/2020

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



### 44 Alvarado Av THOMASTOWN 3074 (VG)



Agent Comments

**Price:** \$650,000

**Method:** Sale

**Date:** 19/03/2020

**Property Type:** House (Res)

**Land Size:** 545 sqm approx



### 8 Burwood Ct THOMASTOWN 3074 (REI/VG)



Agent Comments

**Price:** \$625,500

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House

**Land Size:** 671 sqm approx