Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Finch Street, Thomastown Vic 3074

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$780,000		&		\$820,000			
Median sale pr	rice							
Median price	\$720,000	Pro	operty Type	Hou	se		Suburb	Thomastown
Period - From	17/12/2020	to	16/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	133 Radford Rd RESERVOIR 3073	\$945,000	02/10/2021
2	25 Ardoch Av THOMASTOWN 3074	\$911,250	05/11/2021
3	12 Ostia Ct THOMASTOWN 3074	\$831,000	27/06/2021

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:

17/12/2021 10:56









Property Type: House Land Size: 599 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$820,000 Median House Price 17/12/2020 - 16/12/2021: \$720,000

Comparable Properties







Price: \$831,000 Method: Auction Sale Date: 27/06/2021 Property Type: House (Res) Land Size: 826 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088

propertydata



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