

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 Finch Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Thomastown

Period - From

17/12/2020

to

16/12/2021

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	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



 5  3  3

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



133 Radford Rd RESERVOIR 3073 (REI)

Agent Comments

 5  3  4

Price: \$945,000
Method: Sold Before Auction
Date: 02/10/2021
Rooms: 7
Property Type: House (Res)
Land Size: 580 sqm approx

25 Ardoch Av THOMASTOWN 3074 (REI)

Agent Comments

 5  2  4

Price: \$911,250
Method: Sold Before Auction
Date: 05/11/2021
Property Type: House
Land Size: 530 sqm approx



12 Ostia Ct THOMASTOWN 3074 (REI/VG)

Agent Comments

 5  3  4

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

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