

# 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

12 Geoffrey 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

\$780,000

&

\$858,000

### 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	4 Heyington Av THOMASTOWN 3074	\$861,000	29/02/2020
2	40 Burton St LALOR 3075	\$677,000	29/02/2020
3	8 Currajong St THOMASTOWN 3074	\$664,000	23/04/2020

**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:

11/05/2020 11:53



2   
 1   
 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$780,000 - \$858,000

**Median House Price**

March quarter 2020: \$636,000

## Comparable Properties

### 4 Heyington Av THOMASTOWN 3074 (REI)

4   
 2   
 2

**Price:** \$861,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House

#### Agent Comments

This property is superior to the property for sale as it has 4 bedrooms, 2 bathrooms and has a brick exterior.



### 40 Burton St LALOR 3075 (VG)

3   
 -   
 -

**Price:** \$677,000

**Method:** Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 740 sqm approx

#### Agent Comments

This property is inferior to the property for sale as it has a smaller land size, although the exterior is brick as appose to weatherboard.



### 8 Currajong St THOMASTOWN 3074 (REI)

3   
 1   
 2

**Price:** \$664,000

**Method:** Private Sale

**Date:** 23/04/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 702 sqm approx

#### Agent Comments

This property is similar to the property for sale as they both have a weatherboard exterior, although this property is inferior to the property for sale as it has a smaller land size.