

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

8 Owen Court, Thomastown Vic 3074

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$635,000 House ☒ Unit ☐ Suburb Thomastown

Period - From 01/07/2018 to 30/09/2018 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	12 Sycamore St MILL PARK 3082	\$620,000	27/10/2018
2	5 Flintoff Ct MILL PARK 3082	\$600,000	10/11/2018
3	13 Evans St LALOR 3075	\$590,000	26/10/2018

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
September quarter 2018: \$635,000

Comparable Properties



12 Sycamore St MILL PARK 3082 (REI)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 27/10/2018
Rooms: 4
Property Type: House (Res)



5 Flintoff Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 5
Property Type: House (Res)
Land Size: 718 sqm approx



13 Evans St LALOR 3075 (REI)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 26/10/2018
Rooms: -
Property Type: House