

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	ppert	v offere	d for sale
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Address	8 Owen Court, Thomastown Vic 3074
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
			1

Median sale price

Median price	\$635,000	Hou	ıse X	Unit [Suburb	Thomastown
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

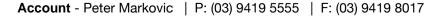
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





Price: \$620,000 Method: Auction Sale Date: 27/10/2018 Rooms: 4

Property Type: House (Res)

Agent Comments



5 Flintoff Ct MILL PARK 3082 (REI)







Price: \$600.000 Method: Auction Sale Date: 10/11/2018 Rooms: 5

Property Type: House (Res) Land Size: 718 sqm approx

Agent Comments



13 Evans St LALOR 3075 (REI)





Price: \$590,000

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: House

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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