Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

. reperty entered	
Address	4 Noel Court, Thomastown Vic 3074
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

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

Median sale price

Median price \$712,500	Pro	perty Type H	ouse		Suburb	Thomastown
Period - From 01/07/2021	to	30/09/2021	So	ource	REIV	

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

These are the three properties sold within two kilometres of the property for sale in the last six **A*** months that the estate agent or agent's representative considers to be most comparable to the property for sale.

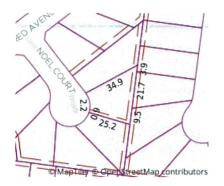
Address of comparable property		Price	Date of sale
1	99 Darebin Dr THOMASTOWN 3074	\$610,000	28/07/2021
2	28 Bruce St LALOR 3075	\$600,000	19/06/2021
3	27 Casey Dr LALOR 3075	\$575,000	30/05/2021

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable **B*** properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2021 15:35







Indicative Selling Price \$550,000 - \$600,000 Median House Price September quarter 2021: \$712,500

Comparable Properties



99 Darebin Dr THOMASTOWN 3074 (REI)

3

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€ 3

Agent Comments

Price: \$610,000

Method: Sold Before Auction

Date: 28/07/2021

Property Type: House (Res)
Land Size: 569.28 sqm approx



28 Bruce St LALOR 3075 (REI)

3

-

a 2

Price: \$600,000 Method: Auction Sale Date: 19/06/2021

Property Type: House (Res) Land Size: 565 sqm approx

Agent Comments



27 Casey Dr LALOR 3075 (REI)

3

i



Price: \$575,000 Method: Auction Sale Date: 30/05/2021

Property Type: House (Res) Land Size: 636 sqm approx

Agent Comments

Account - Love & Co





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