

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

4 Noel 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

\$712,500

Property Type

House

Suburb

Thomastown

Period - From

01/07/2021

to

30/09/2021

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.

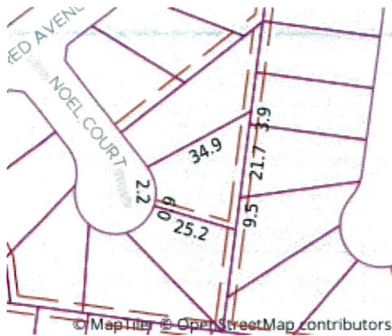
	Address of comparable property	Price	Date of sale
1	99 Darebin Dr THOMASTOWN 3074	\$610,000	28/07/2021
2	28 Bruce St LALOR 3075	\$600,000	19/06/2021
3	27 Casey Dr LALOR 3075	\$575,000	30/05/2021

OR

~~**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:

19/11/2021 15:35



Property Type:
Agent Comments

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

Comparable Properties



99 Darebin Dr THOMASTOWN 3074 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 3 car spaces

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)

Agent Comments

3 bedrooms, 1 bathroom, 2 car spaces

Price: \$600,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 565 sqm approx



27 Casey Dr LALOR 3075 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 2 car spaces

Price: \$575,000
Method: Auction Sale
Date: 30/05/2021
Property Type: House (Res)
Land Size: 636 sqm approx

Account - Love & Co