### 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

6 Mustang Lane, Thomastown Vic 3074

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$482,500	Pro	operty Type	Unit			Suburb	Thomastown
Period - From	01/10/2019	to	31/12/2019		So	urce	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	1/9 Spring St THOMASTOWN 3074	\$485,000	05/10/2019
2	1a Regal Av THOMASTOWN 3074	\$480,000	13/11/2019
3	2/18 Waratah St THOMASTOWN 3074	\$469,000	23/11/2019

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:

26/02/2020 13:30



6 Mustang Lane, Thomastown Vic 3074

# Harcourts Rata & Co

Michael Cananzi 0413 857 837 michael.cananzi@rataandco.com.au





**Property Type:** Townhouse **Land Size:** 200 sqm approx Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price December quarter 2019: \$482,500

## **Comparable Properties**



1/9 Spring St THOMASTOWN 3074 (REI/VG)



Price: \$485,000 Method: Auction Sale Date: 05/10/2019 Rooms: 3 Property Type: Townhouse (Res) Land Size: 179 sqm approx



1a Regal Av THOMASTOWN 3074 (REI/VG)

Agent Comments

Agent Comments



Price: \$480,000 Method: Auction Sale Date: 13/11/2019 Property Type: Townhouse (Res) Land Size: 146 sqm approx



2/18 Waratah St THOMASTOWN 3074 (REI/VG) Agent Comments



Price: \$469,000 Method: Sold Before Auction Date: 23/11/2019 Property Type: Townhouse (Res)

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.