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 (38 Carrington Boulevard, Thomastown Vic 3074
Including suburb and	
postcode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price	\$636,000	Pro	perty Type	House		Suburb	Thomastown
Period - From	01/01/2020	to	31/03/2020		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

Add	dress of comparable property	Price	Date of sale
1	22 Dakota Dr THOMASTOWN 3074	\$770,000	29/02/2020
2	44 Alvarado Av THOMASTOWN 3074	\$650,000	19/03/2020
3	8 Burwood Ct THOMASTOWN 3074	\$625,500	29/02/2020

OR

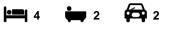
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2020 10:29









Property Type: House **Land Size:** 542 sqm approx Agent Comments

Indicative Selling Price \$649,000 Median House Price March quarter 2020: \$636,000

Property has a garage converted to fifth bedroom with living room and kitchen.

Comparable Properties



22 Dakota Dr THOMASTOWN 3074 (REI)

4



6 3

Price: \$770,000 Method: Auction Sale Date: 29/02/2020 Rooms: 5

Property Type: House (Res) **Land Size:** 557 sqm approx

Agent Comments



44 Alvarado Av THOMASTOWN 3074 (VG)

— 4





Price: \$650,000 Method: Sale

Date: 19/03/2020 **Property Type:** House (Res) **Land Size:** 545 sqm approx Agent Comments



8 Burwood Ct THOMASTOWN 3074 (REI/VG)

- 4 6

Price: \$625,500

Method: Auction Sale Date: 29/02/2020 Property Type: House Land Size: 671 sqm approx Agent Comments

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



