

# 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

86 Dalton Road, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$700,000 Property Type House Suburb Thomastown

Period - From 01/04/2022 to 31/03/2023 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	175 Darebin Dr LALOR 3075	\$620,000	11/05/2023
2	209 Darebin Dr LALOR 3075	\$590,000	18/04/2023
3	180 Casey Dr LALOR 3075	\$580,000	09/01/2023

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:

02/06/2023 17:12



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 546 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median House Price**  
Year ending March 2023: \$700,000

## Comparable Properties



**175 Darebin Dr LALOR 3075 (REI)**

**Agent Comments**

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**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 11/05/2023  
**Property Type:** House



**209 Darebin Dr LALOR 3075 (REI)**

**Agent Comments**

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**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 18/04/2023  
**Property Type:** House (Res)  
**Land Size:** 575 sqm approx

**180 Casey Dr LALOR 3075 (REI/VG)**

**Agent Comments**

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**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 09/01/2023  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx

**Account - Ristic RE** | P: 03 9436 0888 | F: 03 9436 0088