

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

21 Westall Street, Thomastown Vic 3074

Indicative selling price

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

Single price

\$768,000

Median sale price

Median price

\$753,000

Property Type

House

Suburb

Thomastown

Period - From

01/01/2024

to

31/03/2024

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	11 Poplar St THOMASTOWN 3074	\$780,000	22/11/2023
2	5 Larch St THOMASTOWN 3074	\$766,000	11/05/2024
3	14 Arndell St THOMASTOWN 3074	\$760,000	16/12/2023

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:

13/05/2024 17:32

Maggie Sun

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Indicative Selling Price

\$768,000

Median House Price

March quarter 2024: \$753,000



3 1 1

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



11 Poplar St THOMASTOWN 3074 (REI/VG)

Agent Comments

3 1 4

Price: \$780,000

Method: Private Sale

Date: 22/11/2023

Property Type: House

Land Size: 690 sqm approx



5 Larch St THOMASTOWN 3074 (REI)

Agent Comments

3 1 3

Price: \$766,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 653 sqm approx



14 Arndell St THOMASTOWN 3074 (REI/VG)

Agent Comments

3 1 2

Price: \$760,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 641 sqm approx

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