

# 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

3 Alison Street, 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 \$560,000 & \$616,000

### Median sale price

Median price \$577,000 Property Type House Suburb Thomastown

Period - From 01/04/2020 to 30/06/2020 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		Price	Date of sale
1	27 Winston St LALOR 3075	\$602,000	20/07/2020
2	53 Michael St LALOR 3075	\$600,000	16/07/2020
3	168 Dalton Rd THOMASTOWN 3074	\$570,000	10/07/2020

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:

07/10/2020 12:40



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**Property Type:** House  
**Land Size:** 541 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$616,000  
**Median House Price**  
June quarter 2020: \$577,000

## Comparable Properties



**27 Winston St LALOR 3075 (REI/VG)**

**Agent Comments**

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**Price:** \$602,000  
**Method:** Private Sale  
**Date:** 20/07/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx



**53 Michael St LALOR 3075 (VG)**

**Agent Comments**

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**Price:** \$600,000  
**Method:** Sale  
**Date:** 16/07/2020  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx

**168 Dalton Rd THOMASTOWN 3074 (VG)**

**Agent Comments**

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**Price:** \$570,000  
**Method:** Sale  
**Date:** 10/07/2020  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx