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 Karingal Way, Thomastown Vic 3074

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|----------------|--|-----------|------|--------|------------|--|
| Range betweer | n \$560,000 | | & | | \$616,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$577,000 | Pro | roperty Type H | | House | | Suburb | Thomastown | |
| Period - From | 01/04/2020 | to | 30/06/2020 | | 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 | 66 Victoria Dr THOMASTOWN 3074 | \$637,500 | 15/07/2020 |
| 2 | 14 Madera Dr THOMASTOWN 3074 | \$577,000 | 27/06/2020 |
| 3 | 31 Barry Rd THOMASTOWN 3074 | \$561,700 | 27/06/2020 |

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:

17/09/2020 13:04



6 Karingal Way, Thomastown Vic 3074

Harcourts Rata & Co

Rose Mickoska 0402 779 055 rose.mickoska@harcourts.com.au





Property Type: House Land Size: 532 sqm approx Agent Comments Indicative Selling Price \$560,000 - \$616,000 Median House Price June quarter 2020: \$577,000

Comparable Properties

| 66 Victoria Dr THOMASTOWN 3074 (REI) 3 1 1 1 Price: \$637,500 Method: Private Sale Date: 15/07/2020 Rooms: 4 Property Type: House Land Size: 530 sqm approx | Agent Comments |
|---|----------------|
| 14 Madera Dr THOMASTOWN 3074 (REI/VG) 1 1 | Agent Comments |
| 31 Barry Rd THOMASTOWN 3074 (REI/VG) 3 1 1 1 1 Price: \$561,700 Method: Auction Sale Date: 27/06/2020 Property Type: House (Res) Land Size: 540 sqm approx | Agent Comments |

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.