

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 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	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



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)

Agent Comments



Price: \$637,500
Method: Private Sale
Date: 15/07/2020
Rooms: 4
Property Type: House
Land Size: 530 sqm approx



14 Madera Dr THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$577,000
Method: Auction Sale
Date: 27/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 560 sqm approx



31 Barry Rd THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$561,700
Method: Auction Sale
Date: 27/06/2020
Property Type: House (Res)
Land Size: 540 sqm approx