

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	223 Edgars Road, Thomastown Vic 3074
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$670,000	House	X	Unit		Suburb	Thomastown
Period - From	01/07/2017	to	30/09/2017	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	9 Kiama Dr LALOR 3075	\$771,000	14/10/2017
2	4 Barry Rd THOMASTOWN 3074	\$691,000	21/10/2017
3	1 Willard Ct LALOR 3075	\$685,500	14/10/2017

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.~~



 3  2  3

Rooms:

Property Type: House (Res)

Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

September quarter 2017: \$670,000

Comparable Properties

9 Kiama Dr LALOR 3075 (REI)

Agent Comments

 3  1  -

Price: \$771,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House

Land Size: 624 sqm approx



4 Barry Rd THOMASTOWN 3074 (REI)

Agent Comments

 3  1  2

Price: \$691,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 555 sqm approx



1 Willard Ct LALOR 3075 (REI)

Agent Comments

 3  2  -

Price: \$685,500

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House

Land Size: 565 sqm approx