

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

4/10 Wattle Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$620,000 & \$649,000

Median sale price

Median price

\$636,000

Property Type

House

Suburb

Thomastown

Period - From

01/01/2020

to

31/03/2020

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 | 2/10 Wattle St, Thomastown, Vic 3074, Australia | \$575,000 | 30/04/2020 |
| 2 | 1/108 Cyprus St LALOR 3075 | \$620,800 | 16/04/2020 |
| 3 | 1/19 Howell St LALOR 3075 | \$574,000 | 21/12/2019 |

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:

08/05/2020 10:30



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$620,000 - \$649,000
Median House Price
March quarter 2020: \$636,000

Comparable Properties

2/10 Wattle St, Thomastown, Vic 3074, Australia (REI)

Agent Comments



Price: \$575,000
Method:
Date: 30/04/2020
Property Type: Townhouse (Single)



1/108 Cyprus St LALOR 3075 (REI)

Agent Comments



Price: \$620,800
Method: Private Sale
Date: 16/04/2020
Rooms: 4
Property Type: Townhouse (Res)



1/19 Howell St LALOR 3075 (REI/VG)

Agent Comments



Price: \$574,000
Method: Auction Sale
Date: 21/12/2019
Property Type: Townhouse (Res)