



STATEMENT OF INFORMATION

10 BARRY ROAD, THOMASTOWN, VIC 3074

PREPARED BY ABI REAL ESTATE, 217 HIGH STREET THOMASTOWN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BARRY ROAD, THOMASTOWN, VIC

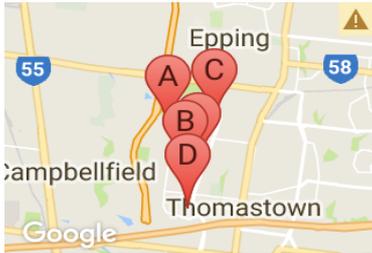
 3  1  2

Indicative Selling Price

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

Single Price: **\$659,000**

MEDIAN SALE PRICE



THOMASTOWN, VIC, 3074

Suburb Median Sale Price (House)

\$670,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



10 PONTOON ST, LALOR, VIC 3075

 3  2  2

Sale Price

\$690,000

Sale Date: 19/08/2017

Distance from Property: 1.3km



24 QUEENSCLIFF RD, THOMASTOWN, VIC

 3  1  1

Sale Price

***\$670,000**

Sale Date: 17/03/2018

Distance from Property: 393m



5 ROSEMARY DR, LALOR, VIC 3075

 3  1  2

Sale Price

\$660,500

Sale Date: 24/02/2018

Distance from Property: 1.3km



This report has been compiled on 22/05/2018 by ABI Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3 STEPHEN CRT, THOMASTOWN, VIC

 3  1  2

Sale Price

\$665,000

Sale Date: 11/11/2017

Distance from Property: 1.2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 BARRY ROAD, THOMASTOWN, VIC 3074

Indicative selling price

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

Single Price:

\$659,000

Median sale price

Median price

\$670,000

House

Unit

Suburb

THOMASTOWN

Period

01 October 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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 |
|---|------------|--------------|
| 10 PONTOON ST, LALOR, VIC 3075 | \$690,000 | 19/08/2017 |
| 24 QUEENSCLIFF RD, THOMASTOWN, VIC 3074 | *\$670,000 | 17/03/2018 |
| 5 ROSEMARY DR, LALOR, VIC 3075 | \$660,500 | 24/02/2018 |
| 3 STEPHEN CRT, THOMASTOWN, VIC 3074 | \$665,000 | 11/11/2017 |