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

2/10 Marcia Street, Thomastown Vic 3074

Indicative selling price

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

Single price | $519,000

Median sale price

| Median price | $468,500 | Property Type | Unit | Suburb | Thomastown |

| Period - From | 01/07/2019 | 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	1/10 Marcia St, Thomastown, Vic 3074, Australia	$500,000	08/07/2020
2	4/10 Marcia St, Thomastown, Vic 3074, Australia	$519,000	27/06/2020
3	2/32 Messmate St LALOR 3075	$495,000	26/05/2020

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: | 26/08/2020 18:38

Harcourts
Rata & Co

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$519,000
Median Unit Price
Year ending June 2020: $468,500

Comparable Properties

1/10 Marcia St, Thomastown, Vic 3074, Australia (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $500,000
Method:
Date: 08/07/2020
Property Type: Townhouse (Single)

Agent Comments

4/10 Marcia St, Thomastown, Vic 3074, Australia (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $519,000
Method:
Date: 27/06/2020
Property Type: Townhouse (Single)

Agent Comments

2/32 Messmate St LALOR 3075 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $495,000
Method: Sale
Date: 26/05/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV   propertydata
.com.au