

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Advisory

Current concerns around the spreading of Coronavirus have necessitated the need for heightened hygiene protocols. Your health is a primary concern. Please take note of the following:



MEETINGS AND APPOINTMENTS

We have implemented all reasonable hygiene protocols, and offer the following advice with the regard to business appointments or trading activities:

- If we display flu-like symptoms we will postpone our appointment with you or make alternative arrangements. Please inform us if you are ill in any way.
- We will avoid hand shaking and physical contact.
- We will respect the recommended two-
- We're able to meet you by providing alternatives to person-to-person meetings, such as phone or conference calling. Please advise if this is your preference.
- For property inspections, we may be able to provide alternatives, such as video, virtual reality, Facebook Live

 **2**  **1**  **1**

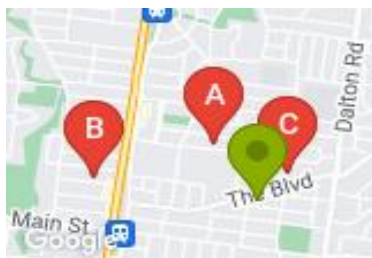
Indicative Selling Price

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

\$540,000

Provided by: Nicole Jahne, Harcourts Rata & Co

MEDIAN SALE PRICE



THOMASTOWN, VIC, 3074

Suburb Median Sale Price (Unit)

\$501,750

01 April 2022 to 30 September 2022

Provided by:  pricefinder

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.



 **2**  **1**  **1**

Sale Price

***\$536,000**

Sale Date: 01/07/2022



 **2**  **1**  **1**

Sale Price

***\$520,000**

Sale Date: 07/11/2022



 **2**  **1**  **1**

Sale Price

***\$560,000**

Sale Date: 01/10/2022

This report has been compiled on 14/11/2022 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/125 THE BOULEVARD, THOMASTOWN, VIC 3074

Indicative selling price

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

Single Price:

\$540,000

Median sale price

Median price

\$501,750

Property type

Unit

Suburb

THOMASTOWN

Period

01 April 2022 to 30 September 2022

Source



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

44 MESSMATE ST, LALOR, VIC 3075	*\$536,000	01/07/2022
3/16 PLEASANT RD, THOMASTOWN, VIC 3074	*\$520,000	07/11/2022
2/4 ASH ST, THOMASTOWN, VIC 3074	*\$560,000	01/10/2022

This Statement of Information was prepared on:

14/11/2022