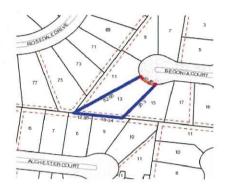🛏 5   🛁 2   🚗 2

Rooms: 10
Property Type: House (Res)
Land Size: 758 sqm

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median House Price
March quarter 2017: $590,000

Comparable Properties

6 Northey Cl THOMASTOWN 3074 (REI)

🛏 5   🛁 3   🚗 2

Price: $715,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 6
Property Type: House (Res)
Land Size: 725 sqm

Agent Comments

Thomastown Postcode and has an additional bathroom

3 Harley Ct THOMASTOWN 3074 (REI)

🛏 5   🛁 2   🚗 3

Price: $704,000
Method: Sold Before Auction
Date: 11/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 570 sqm

Agent Comments

Thomastown Postcode but Begonia Court is more updated.

24 Pinewood Dr THOMASTOWN 3074 (REI)

🛏 4   🛁 1   🚗 3

Price: $670,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 532 sqm

Agent Comments

Thomastown Postcode, has an additional kitchen and living quarters however it has 1 less bedroom.

REIV   **propertydata**.com.au

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	13 Begonia Court, Lalor Vic 3075

Indicative selling price

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

Range between	$650,000	&	$715,000

Median sale price

Median price	$590,000	House	X	Suburb	Lalor
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Northey Cl THOMASTOWN 3074	$715,000	26/11/2016
3 Harley Ct THOMASTOWN 3074	$704,000	11/03/2017
24 Pinewood Dr THOMASTOWN 3074	$670,000	13/05/2017