Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode 2/3 Beno Court, Thomastown Vic 3074	Including suburb and	2/3 Beno Court, Thomastown Vic 3074
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Indicative selling price

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

Range between \$460,000	&	\$506,000
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Median sale price

Median price	\$482,500	Pro	perty Type	Jnit		Suburb	Thomastown
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	2/8 Frederick St THOMASTOWN 3074	\$490,000	14/11/2019
2	2/10 Wilgah St THOMASTOWN 3074	\$475,500	30/11/2019
3	2/61 David St LALOR 3075	\$465,000	25/09/2019

OR

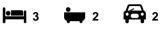
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/03/2020 16:02









Property Type: Unit Agent Comments

Indicative Selling Price \$460,000 - \$506,000 **Median Unit Price** December quarter 2019: \$482,500

Comparable Properties



2/8 Frederick St THOMASTOWN 3074 (VG)



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Method: Sale Date: 14/11/2019

Price: \$490.000

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2/10 Wilgah St THOMASTOWN 3074 (VG)

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Method: Sale



Price: \$475,500

Date: 30/11/2019 Property Type: Strata Unit/Flat **Agent Comments**

2/61 David St LALOR 3075 (VG)



Price: \$465,000 Method: Sale Date: 25/09/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



