

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

2/3 Beno Court, Thomastown Vic 3074

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$482,500

Property Type Unit

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	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 comparable properties 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



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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)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 14/11/2019

Property Type: Flat/Unit/Apartment (Res)

2/10 Wilgah St THOMASTOWN 3074 (VG)

Agent Comments

3 - -

Price: \$475,500

Method: Sale

Date: 30/11/2019

Property Type: Strata Unit/Flat

2/61 David St LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$465,000

Method: Sale

Date: 25/09/2019

Property Type: Flat/Unit/Apartment (Res)