

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

8 Mount View Road, Thomastown Vic 3074

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$670,000

House

X

Unit

Suburb

Thomastown

Period - From

01/07/2017

to

30/09/2017

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	89 Cedar St THOMASTOWN 3074	\$640,000	16/09/2017
2	454 Station St LALOR 3075	\$631,000	16/09/2017
3	1 Banksia Av THOMASTOWN 3074	\$582,500	05/08/2017

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.



3 1 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
September quarter 2017: \$670,000

Comparable Properties

89 Cedar St THOMASTOWN 3074 (REI/VG)

Agent Comments

3 1 2

Price: \$640,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 680 sqm approx



454 Station St LALOR 3075 (REI/VG)

Agent Comments

3 1 2

Price: \$631,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 621 sqm approx

1 Banksia Av THOMASTOWN 3074 (REI/VG)

Agent Comments

3 1 -

Price: \$582,500
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 632 sqm approx