

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	66 Heyington Avenue, Thomastown
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 bedroom townhouse with 2 bathrooms and single car lock-up garage	\$550,000	Or range between	\$*	&	\$
1 or 2 bedroom unit with 1 bathroom and 1 carport	\$410,000	Or range between	\$*	&	\$
		Or range between	\$*	&	\$
		Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$440,000	Suburb	Thomastown
Period - From	01/02/2017	To	30/09/2017
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom townhouse with 2 bathrooms and single car lock-up garage	1. 52 Richardson Street, Thomastown 3074	\$508,000	15/07/2017
	2. 2/2 Stewart Street, Thomastown 3074	\$486,000	26/04/2017
	3. 2 Mosaic Drive, Lalor 3075	\$491,000	12/07/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Or 2 bedroom unit with 1 bathroom and 1 carport	1. 2/34 Richardson Street, Thomastown 3074	\$372,500	20/07/2017
	2. 1/7 Cooma Court, Lalor 3075	\$415,000	05/08/2017
	3. 2/1 Charles Street, Thomastown 3074	\$407,000	29/07/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1.		
	2.		
	3.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1.		
	2.		
	3.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

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