

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	54 Barry Road, Thomastown Vic 3074
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$699,000	&	\$768,000
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**Median sale price**

Median price	\$688,000	House	X	Unit		Suburb	Thomastown
Period - From	01/10/2017	to	31/12/2017	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	44 Main St THOMASTOWN 3074	\$794,000	17/02/2018
2	5 Johnson St THOMASTOWN 3074	\$750,000	24/03/2018
3	15 Carrington Blvd THOMASTOWN 3074	\$687,000	06/03/2018

**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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 533 sqm approx

Agent Comments

**Indicative Selling Price**

\$699,000 - \$768,000

**Median House Price**

December quarter 2017: \$688,000

## Comparable Properties



**44 Main St THOMASTOWN 3074 (REI)**

Agent Comments



**Price:** \$794,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 570 sqm approx

**5 Johnson St THOMASTOWN 3074 (REI)**

Agent Comments



**Price:** \$750,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House

**15 Carrington Blvd THOMASTOWN 3074 (REI)**

Agent Comments



**Price:** \$687,000

**Method:** Private Sale

**Date:** 06/03/2018

**Rooms:** -

**Property Type:** House (Res)