

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

2/2 Elm Street, Thomastown Vic 3074

**Indicative selling price**

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

Range between

\$499,000

&

\$548,000

**Median sale price**

Median price

\$431,500

House

Unit

X

Suburb

Thomastown

Period - From

01/01/2018

to

31/03/2018

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	1/66 Heyington Av THOMASTOWN 3074	\$550,000	30/10/2017
2	7/7-9 Pine St THOMASTOWN 3074	\$497,500	04/04/2018
3	2/15-19 Falcon St THOMASTOWN 3074	\$485,000	06/12/2017

**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.



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$499,000 - \$548,000  
**Median Unit Price**  
March quarter 2018: \$431,500

## Comparable Properties

**1/66 Heyington Av THOMASTOWN 3074 (REI)** **Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 30/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**7/7-9 Pine St THOMASTOWN 3074 (REI)** **Agent Comments**



**Price:** \$497,500  
**Method:** Private Sale  
**Date:** 04/04/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**2/15-19 Falcon St THOMASTOWN 3074 (REI/VG)** **Agent Comments**



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)