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

5 Marlock Close, Thomastown Vic 3074

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$600,000			&		\$660,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Hou	se		Suburb	Thomastown
Period - From	01/07/2019	to	30/09/2019		So	urce	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	18 Mcleod St THOMASTOWN 3074	\$673,000	06/07/2019
2	6 Badger Ct THOMASTOWN 3074	\$647,000	22/06/2019
3	74 Mount View Rd THOMASTOWN 3074	\$595,000	01/06/2019

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:

28/10/2019 12:31



5 Marlock Close, Thomastown Vic 3074

Harcourts Rata & Co

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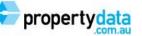
Property Type: House (Res) **Land Size:** 755 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median House Price September quarter 2019: \$605,000

Comparable Properties

	18 Mcleod St THOMASTOWN 3074 (REI/VG) 3 🙀 1 🋱 1	Agent Comments
7 <u>63m</u> 2	Price: \$673,000 Method: Auction Sale Date: 06/07/2019 Rooms: 4	
	Property Type: House (Res) Land Size: 766 sqm approx	
8	6 Badger Ct THOMASTOWN 3074 (REI/VG) I→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
K- Harrison - V		_
1740m - 1740m	Price: \$647,000 Method: Auction Sale	
ALL THE AND AND	Date: 22/06/2019	
-	Property Type: House Land Size: 741 sqm approx	
	74 Mount View Rd THOMASTOWN 3074 (REI/VG)	Agent Comments
	1 1 4	
	Price: \$595,000	_
	Method: Auction Sale Date: 01/06/2019	
	Property Type: House	
	Land Size: 712 sqm approx	

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.