

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 consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$605,000 Property Type House Suburb Thomastown

Period - From 01/07/2019 to 30/09/2019 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	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



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)

Agent Comments



Price: \$673,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 766 sqm approx



6 Badger Ct THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$647,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House

Land Size: 741 sqm approx

74 Mount View Rd THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House

Land Size: 712 sqm approx