

St Margaret's Primary School

Thomson Rec Reserve

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2B Birdsey Street,  
THOMSON 3219**

### Indicative selling price

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

**Range \$279,000 - \$299,000**

### Median sale price

Median **Vacant Land** for **THOMSON** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$265,000**

### Comparable property sales

**37 Anderson Street,**  
East Geelong 3219

**Price \$300,000** Sold 21  
March 2019

**39 Anderson Street,**  
East Geelong 3219

**Price \$275,000** Sold 21  
March 2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months

This Statement of Information was prepared on 28th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
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### Contact agents



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[ **hayeswinckle** ]