

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

6 Mount View Road Thomastown VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thomastown

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

4 Heyington Avenue Thomastown VIC 3074	\$861,000	29-Feb-20
12 Geoffrey Street Thomastown VIC 3074	\$825,000	27-Jun-20
6 Wilgah Street Thomastown VIC 3074	\$807,000	25-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 27 July 2020


4 Heyington Avenue Thomastown VIC 3074
 4  1  2

Sold Price

\$861,000

 Sold Date **29-Feb-20**

 Distance **0.57km**

12 Geoffrey Street Thomastown VIC 3074
 2  1  2

Sold Price

^{RS} **\$825,000**

 Sold Date **27-Jun-20**

 Distance **0.66km**

6 Wilgah Street Thomastown VIC 3074
 4  2  5

Sold Price

\$807,000

 Sold Date **25-Mar-20**

 Distance **0.9km**
RS = Recent sale

UN = Undisclosed Sale

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