



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
129 Dalton Road, Thomastown Vic 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$863,637 & \$950,000

Median sale price

Median price \$662,000 House Unit 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 Waratah St THOMASTOWN 3074	\$925,000	16/12/2017
2	10 Main St THOMASTOWN 3074	\$923,000	24/03/2018
3	38 French St THOMASTOWN 3074	\$889,000	24/02/2018

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)

Land Size: 685.324 sqm approx

Agent Comments

Comparable Properties



1 Waratah St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$925,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 700 sqm approx

10 Main St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$923,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House

Land Size: 697 sqm approx

38 French St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$889,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx