

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

15 Gunsynd Close, Thomastown Vic 3074

Indicative selling price

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

Range between

\$690,000

&

\$730,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Thomastown

Period - From

01/04/2023

to

30/06/2023

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	4 Charlton PI THOMASTOWN 3074	\$725,000	15/06/2023
2	11 Bargrove Ct THOMASTOWN 3074	\$722,500	19/08/2023
3	2 Bendigo Cr THOMASTOWN 3074	\$715,000	15/07/2023

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:

05/09/2023 14:23



3 2 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median House Price

June quarter 2023: \$725,000

Comparable Properties



4 Charlton PI THOMASTOWN 3074 (REI/VG)

Agent Comments

3 2 6

Price: \$725,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 534 sqm approx



11 Bargrove Ct THOMASTOWN 3074 (REI)

Agent Comments

3 1 1

Price: \$722,500
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 534 sqm approx



2 Bendigo Cr THOMASTOWN 3074 (REI)

Agent Comments

3 1 1

Price: \$715,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 530 sqm approx