

# 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

19 Ardoch Avenue, Thomastown Vic 3074

### Indicative selling price

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

Single price \$670,000

### Median sale price

Median price \$753,000

Property Type House

Suburb Thomastown

Period - From 01/01/2024

to 31/03/2024

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	21 Tilbury St THOMASTOWN 3074	\$673,000	04/07/2024
2	9 Neerim St THOMASTOWN 3074	\$672,000	06/07/2024
3	27 Stonehaven Dr THOMASTOWN 3074	\$665,000	20/06/2024

**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:

09/07/2024 14:44

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3 1 3

**Property Type:** Home  
**Land Size:** 534m<sup>2</sup> sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000  
**Median House Price**  
March quarter 2024: \$753,000

## Comparable Properties



21 Tilbury St THOMASTOWN 3074 (REI)

**Agent Comments**

3 1 1

**Price:** \$673,000  
**Method:** Sold Before Auction  
**Date:** 04/07/2024  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



9 Neerim St THOMASTOWN 3074 (REI)

**Agent Comments**

3 1 -

**Price:** \$672,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)



27 Stonehaven Dr THOMASTOWN 3074 (REI)

**Agent Comments**

3 1 3

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 20/06/2024  
**Property Type:** House (Res)  
**Land Size:** 547 sqm approx

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