

# 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

2 Bella Court, Thomastown Vic 3074

### Indicative selling price

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

Range between \$725,000 & \$775,000

### Median sale price

Median price \$695,500 Property Type House Suburb Thomastown

Period - From 01/10/2023 to 31/12/2023 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	1 St Louis PI THOMASTOWN 3074	\$960,000	03/02/2024
2	16 Arndell St THOMASTOWN 3074	\$850,000	16/12/2023
3	20 Benaroon Dr LALOR 3075	\$750,000	16/12/2023

**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: 12/02/2024 14:08



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**1 St Louis PI THOMASTOWN 3074 (REI)**

Agent Comments



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)



**16 Arndell St THOMASTOWN 3074 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 641 sqm approx



**20 Benaroon Dr LALOR 3075 (REI)**

Agent Comments



**Price:** \$750,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 530 sqm approx