

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

21 Maritana Crescent, Thomastown Vic 3074

Indicative selling price

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

Range between

\$660,000

 &

\$720,000

Median sale price

Median price

\$682,000

 Property Type

House

 Suburb

Thomastown

Period - From

01/10/2022

 to

30/09/2023

 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	153 Main St THOMASTOWN 3074	\$720,000	31/08/2023
2	24 Wirraway Cr THOMASTOWN 3074	\$717,500	11/11/2023
3	45 Heather Av THOMASTOWN 3074	\$707,000	26/08/2023

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:

16/11/2023 16:36



Property Type: House (Previously Occupied - Detached)

Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

Year ending September 2023: \$682,000

Comparable Properties



153 Main St THOMASTOWN 3074 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 31/08/2023

Property Type: House (Res)

Land Size: 535 sqm approx



24 Wirraway Cr THOMASTOWN 3074 (REI)

Agent Comments



Price: \$717,500

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 540 sqm approx



45 Heather Av THOMASTOWN 3074 (REI)

Agent Comments



Price: \$707,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)