

# 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

24 Dakota Drive, 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 \$930,000 & \$990,000

### Median sale price

Median price \$705,000 Property Type House Suburb Thomastown

Period - From 01/04/2023 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	1 St Louis PI THOMASTOWN 3074	\$960,000	03/02/2024
2	125 Wilson Blvd RESERVOIR 3073	\$950,000	03/02/2024
3	16 Dakota Dr THOMASTOWN 3074	\$940,000	18/11/2023

**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:

29/04/2024 12:40



4   2   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 529 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$930,000 - \$990,000  
**Median House Price**  
 Year ending March 2024: \$705,000

## Comparable Properties



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

Agent Comments

4   3   2

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx



**125 Wilson Blvd RESERVOIR 3073 (REI/VG)**

Agent Comments

3   1   5

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1037 sqm approx



**16 Dakota Dr THOMASTOWN 3074 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House  
**Land Size:** 548 sqm approx

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