

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*450,000

or range between

\$*

&

\$

Median sale price

Median price

\$552,000

Property type

House

Suburb

Thomson

Period - From

27/10/2022

to

27/10/2023

Source

Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 112 St Albans Road, Thomson	\$480,000	18 Aug 2023
2 169 Carr Street, Thomson	\$435,000	04 Jul 2023
3 8 Winstanley Street, Thomson	\$445,000	22 Jun 2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27/10/2023

Comparables from REA 27.10.2023



\$480,000



112 St Albans Road, Thomson

3 1 1 426m² | House

Sold on 18 Aug 2023



\$435,000



169 Carr Street, Thomson

3 1 1 500m² | House

Sold on 04 Jul 2023



\$445,000



8 Winstanley Road, Thomson

3 1 1 563m² | House

Sold on 22 Jun 2023

Market insights for Thomson buyers

The median sale price in Thomson is **\$536,500**. Find out more on the latest property trends for the area to help you understand the local market before you buy.

Thomson house data snapshot

The median house price in Thomson is **\$552,000** based on 25 sales in the past 12 months—that's a decrease of 9%. Buyer demand has increased by 17% in the same period.

Bedrooms	Median price	Sold
<u>2 bedrooms</u>	-	-
<u>3 bedrooms</u>	\$550,000	17
<u>4 bedrooms</u>	-	-

Thomson unit data snapshot