

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

7 Westville Court, Thomastown Vic 3074

Indicative selling price

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

Range between \$690,000 & \$740,000

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	73 Main St THOMASTOWN 3074	\$730,000	20/04/2024
2	40 Pinetree Cr LALOR 3075	\$715,000	08/03/2024
3	5 Alimia Rise LALOR 3075	\$705,000	18/04/2024

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:

11/06/2024 17:46

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

March quarter 2024: \$753,000



3 1 4

Property Type: House (Res)

Land Size: 691 sqm approx

Agent Comments

Comparable Properties



73 Main St THOMASTOWN 3074 (REI)

Agent Comments

4 1 4

Price: \$730,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 534 sqm approx



40 Pinetree Cr LALOR 3075 (REI/VG)

Agent Comments

4 1 7

Price: \$715,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 618 sqm approx



5 Alimia Rise LALOR 3075 (REI/VG)

Agent Comments

4 2 3

Price: \$705,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House (Res)

Land Size: 404 sqm approx