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

Single price $880,000

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	10 Cambala Av LALOR 3075	$845,000	07/05/2024
2	25 Lantana Av THOMASTOWN 3074	$836,000	15/06/2024
3			

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: 10/07/2024 12:06

24 Dakota Drive, Thomastown Vic 3074



4 2 3

Property Type: House
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median House Price
March quarter 2024: $753,000

Comparable Properties



10 Cambala Av LALOR 3075 (REI)

4 2 5

Price: $845,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 527 sqm approx

Agent Comments



25 Lantana Av THOMASTOWN 3074 (REI)

4 1 4

Price: $836,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 94321444

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