

## 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

3/30 SPRING STREET THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Thomastown

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

2/34 WARATAH STREET THOMASTOWN VIC 3074	\$550,000	16-Dec-21
12/75 SPRING STREET THOMASTOWN VIC 3074	\$560,000	11-Oct-21
1/20 MARCIA STREET THOMASTOWN VIC 3074	\$588,000	16-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 23 May 2022

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## 2/34 WARATAH STREET THOMASTOWN VIC 3074

3 1 1

Sold Price **\$550,000** Sold Date **16-Dec-21**

Distance **1.39km**



## 12/75 SPRING STREET THOMASTOWN VIC 3074

3 2 1

Sold Price **\$560,000** Sold Date **11-Oct-21**

Distance **0.39km**



## 1/20 MARCIA STREET THOMASTOWN VIC 3074

3 1 1

Sold Price **\$588,000** Sold Date **16-Nov-21**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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