

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 OLINDA CLOSE THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between

	\$550,000	\$605,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$685,000	Property type	House	Suburb	Thomastown
Period-from	23 Aug 2023	to	23 Feb 2024	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
31 CARRINGTON BOULEVARD THOMASTOWN VIC 3074	\$570,000	07-Oct-23
56 MOUNT VIEW ROAD THOMASTOWN VIC 3074	\$560,000	02-Dec-23

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: 21 February 2024

31 Carrington Boulevard, Thomastown



31 CARRINGTON BOULEVARD
THOMASTOWN VIC 3074

 3  1  1

Sold Price \$570,000 Sold Date 07-Oct-23

Distance 0.62km



56 MOUNT VIEW ROAD
THOMASTOWN VIC 3074

 3  1  2

Sold Price ^{RS} \$560,000 Sold Date 02-Dec-23

Distance 1.62km

RS = Recent sale

UN = Undisclosed Sale

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