

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/3 ALEXANDER AVENUE 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
between

Price &

\$430,000

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Thomastown

Period-from

13 Oct 2023

to

15 Apr 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

2/30 HEYINGTON AVENUE THOMASTOWN VIC 3074

\$430,000

13-Mar-24

2/91 ALEXANDER AVENUE THOMASTOWN VIC 3074

\$436,000

25-Jan-24

1/19 POPLAR STREET THOMASTOWN VIC 3074

\$435,000

17-Oct-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: 15 April 2024



**2/30 HEYINGTON AVENUE
THOMASTOWN VIC 3074**

2 1 1

Sold Price

^{RS} **\$430,000** Sold Date **13-Mar-24**

Distance **0.29km**



**2/91 ALEXANDER AVENUE
THOMASTOWN VIC 3074**

2 1 1

Sold Price

\$436,000 Sold Date **25-Jan-24**

Distance **0.79km**



**1/19 POPLAR STREET
THOMASTOWN VIC 3074**

2 1 -

Sold Price

\$435,000 Sold Date **17-Oct-23**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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