

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

2/27 PLANE STREET THOMASTOWN VIC 3074

Indicative selling price

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

Single Price

or range
between

\$499,900

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,500

Property type

Unit

Suburb

Thomastown

Period-from

01 Oct 2023

to

30 Sep 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

1/14 CLARKE STREET THOMASTOWN VIC 3074	\$566,000	12-Oct-24
3/32 TRAVERS STREET THOMASTOWN VIC 3074	\$535,000	07-May-24
3/22 CHAPPELL STREET THOMASTOWN VIC 3074	\$520,000	19-Apr-24

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: 16 October 2024



**1/14 CLARKE STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price ^{RS} **\$566,000** Sold Date **12-Oct-24**

Distance **1.33km**



**3/32 TRAVERS STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$535,000** Sold Date **07-May-24**

Distance **1km**



**3/22 CHAPPELL STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$520,000** Sold Date **19-Apr-24**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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