

## 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

40 Highlands Road 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Thomastown

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/5 Stewart Street Thomastown VIC 3074	\$542,000	16-Jul-20
2/15 Richards Street Lalor VIC 3075	\$518,000	06-Feb-21
10 Dickens Street Lalor VIC 3075	\$583,000	14-Dec-20

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: 12 February 2021



**1/5 Stewart Street Thomastown VIC 3074** Sold Price **\$542,000** Sold Date **16-Jul-20**  
 Distance **0.28km**

 2  1  1



**2/15 Richards Street Lalor VIC 3075** Sold Price <sup>RS</sup> **\$518,000** Sold Date **06-Feb-21**  
 Distance **0.99km**

 2  1  1



**10 Dickens Street Lalor VIC 3075** Sold Price <sup>RS</sup> **\$583,000** Sold Date **14-Dec-20**  
 Distance **1.15km**

 2  1  1

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

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