

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

1/3 MAIN 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,900

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2024

to

31 Dec 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

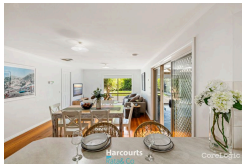
Date of sale

5/7 HIGHLANDS ROAD THOMASTOWN VIC 3074	\$680,000	28-Oct-23
41 ARNDELL STREET THOMASTOWN VIC 3074	\$575,500	06-Apr-24
3/17 CLARKE STREET THOMASTOWN VIC 3074	\$540,000	23-Jul-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: 14 January 2025



5/7 HIGHLANDS ROAD THOMASTOWN VIC 3074

 3  2  1

Sold Price **\$680,000** Sold Date **28-Oct-23**

Distance **0.08km**



41 ARNDELL STREET THOMASTOWN VIC 3074

 2  1  1

Sold Price **\$575,500** Sold Date **06-Apr-24**

Distance **0.77km**



3/17 CLARKE STREET THOMASTOWN VIC 3074

 2  1  1

Sold Price **\$540,000** Sold Date **23-Jul-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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