

## 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

3/35 ARNDELL STREET 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

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Dec 2023

to

30 Nov 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

1/2 ARNDELL STREET THOMASTOWN VIC 3074	\$585,000	13-Aug-24
2A ARNDELL STREET THOMASTOWN VIC 3074	\$585,000	13-Aug-24
41 ARNDELL STREET THOMASTOWN VIC 3074	\$575,500	06-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: 19 December 2024

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1/2 ARNDELL STREET  
THOMASTOWN VIC 3074

🏠 3 🚗 2 🔄 1

Sold Price <sup>RS</sup> \$585,000 Sold Date 13-Aug-24

Distance 0.27km



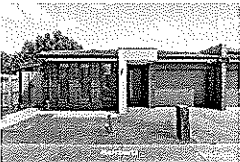
2A ARNDELL STREET  
THOMASTOWN VIC 3074

🏠 3 🚗 2 🔄 1

Sold Price

Sold Date 13-Aug-24

Distance 0.28km



41 ARNDELL STREET  
THOMASTOWN VIC 3074

🏠 2 🚗 1 🔄 1

Sold Price

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

Distance 0.05km

RS = Recent sale

UN = Undisclosed Sale

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