

## 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

67 The Boulevard 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,500

Property type

House

Suburb

Thomastown

Period-from

01 Jun 2020

to

31 May 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

5 Westall Street Thomastown VIC 3074	\$741,000	20-Mar-21
35 Westall Street Thomastown VIC 3074	\$680,000	21-Jan-21
55 William Street Lalor VIC 3075	\$680,000	23-Apr-21

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: 29 June 2021



**5 Westall Street Thomastown VIC 3074**

Sold Price

**\$741,000**

Sold Date

**20-Mar-21**

 2

 1

 1

Distance

**0.58km**



**35 Westall Street Thomastown VIC 3074**

Sold Price

**\$680,000**

Sold Date

**21-Jan-21**

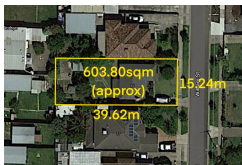
 3

 1

 2

Distance

**0.79km**



**55 William Street Lalor VIC 3075**

Sold Price

Sold Date

**23-Apr-21**

 3

 1

 -

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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