

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 OLNEY AVENUE THOMSON VIC 3219

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

\$600,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,000

Property type

House

Suburb

Thomson

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

| | | |
|--------------------------------------|-----------|-----------|
| 8 HIGGINS COURT BREAKWATER VIC 3219 | \$600,000 | 10-Nov-22 |
| 24 CHARLOTTE AVENUE NEWCOMB VIC 3219 | \$600,000 | 16-Jan-23 |
| 51 WATSONS ROAD NEWCOMB VIC 3219 | \$605,000 | 02-Aug-22 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 01 August 2023



**8 HIGGINS COURT BREAKWATER
VIC 3219**

3 1 1

Sold Price

\$600,000

Sold Date **10-Nov-22**

Distance **0.55km**



**24 CHARLOTTE AVENUE
NEWCOMB VIC 3219**

3 1 1

Sold Price

Sold Date **16-Jan-23**

Distance **1km**



**51 WATSONS ROAD NEWCOMB
VIC 3219**

3 1 1

Sold Price

\$605,000

Sold Date **02-Aug-22**

Distance **1.21km**



**10 SIRIUS COURT ST ALBANS
PARK VIC 3219**

3 1 1

Sold Price

^{RS} **\$610,000**

Sold Date **05-Jul-23**

Distance **2.32km**



**32 CHERYL CRESCENT BELMONT
VIC 3216**

3 1 1

Sold Price

\$618,000

Sold Date **31-Mar-23**

Distance **3.77km**

RS = Recent sale

UN = Undisclosed Sale

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