

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

5 TAMARA COURT 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

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Thomastown

Period-from

01 Jun 2021

to

31 May 2022

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 HAKEA COURT THOMASTOWN VIC 3074	\$780,000	05-Mar-22
7 ALVARADO AVENUE THOMASTOWN VIC 3074	\$820,000	02-Apr-22
12 MADERA DRIVE THOMASTOWN VIC 3074	\$810,000	22-Feb-22

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: 06 June 2022



**5 HAKEA COURT THOMASTOWN
VIC 3074**

 3  1  2

Sold Price

\$780,000

Sold Date **05-Mar-22**

Distance -



**7 ALVARADO AVENUE
THOMASTOWN VIC 3074**

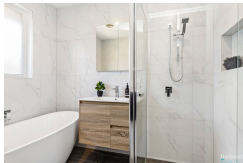
 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date **02-Apr-22**

Distance **0.86km**



**12 MADERA DRIVE THOMASTOWN
VIC 3074**

 3  1  2

Sold Price

\$810,000

Sold Date **22-Feb-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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