

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

4 CHARLTON PLACE 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Thomastown

Period-from

01 May 2022

to

30 Apr 2023

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

73 VICTORIA DRIVE THOMASTOWN VIC 3074	\$742,000	23-Mar-22
19 QUANDONG STREET THOMASTOWN VIC 3074	\$740,000	29-Apr-23

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: 30 May 2023


**73 VICTORIA DRIVE
THOMASTOWN VIC 3074**
 3  1  2

Sold Price **\$742,000** Sold Date **23-Mar-22**

Distance **0.08km**

**19 QUANDONG STREET
THOMASTOWN VIC 3074**
 3  1  2

Sold Price ^{RS} **\$740,000** Sold Date **29-Apr-23**

Distance **2.16km**
RS = Recent sale

UN = Undisclosed Sale

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