

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

1/115 HIGH STREET 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Jul 2021

to

30 Jun 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

3/26 WESTALL STREET THOMASTOWN VIC 3074	\$343,000	14-May-22
1/30 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$409,500	07-Apr-22
1/35 DAVID STREET LALOR VIC 3075	\$395,000	24-Mar-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: 25 July 2022

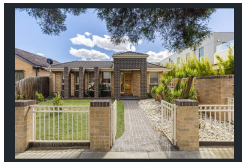


**3/26 WESTALL STREET
THOMASTOWN VIC 3074**

1 1 1

Sold Price **\$343,000** Sold Date **14-May-22**

Distance **1.06km**



**1/30 HEYINGTON AVENUE
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$409,500** Sold Date **07-Apr-22**

Distance **0.5km**



**1/35 DAVID STREET LALOR VIC
3075**

1 1 1

Sold Price **\$395,000** Sold Date **24-Mar-22**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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