

Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2 PIONEER COURT, THOMASTOWN, VIC 3074

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$747,000

&

\$817,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

THOMASTOWN, VIC 3074

Period - From

25/02/23

to

21/06/23

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 MCLEOD STREET THOMASTOWN VIC 3074	\$725,000	25/02/23
3 BELLA COURT THOMASTOWN VIC 3074	\$736,000	06/05/23
8 GLENHAVEN COURT THOMASTOWN VIC 3074	\$800,000	21/06/23

This Statement of Information was prepared on:

14/07/2023