

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 or
locality and postcode

5 WARREN ST, THOMSON

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

\$*490,000

&

\$510,000

Median sale price

Median price

\$454,000

Property type

HOUSE

Subur
b

THOMSON

Period -
From

1/08/20

to

30/08/21

Source

REALESTATE.COM.AU

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 TATE STREET, THOMSON 3219	\$483,000	06/07/21
10 ROBERTSON STREET, THOMSON 3219	\$562,000	14/08/21
157 ST ALBANS RROAD, THOMSON 3219	\$455,000	09/07/21

This Statement of Information was prepared on: 09/09/21