

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

41 BROCK 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,900

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2024

to

31 Dec 2024

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

1 CLIFTON GROVE LALOR VIC 3075	\$650,000	19-Oct-24
30 CUMBERLAND CRESCENT THOMASTOWN VIC 3074	\$700,000	16-Nov-24
41 ALEXANDER AVENUE THOMASTOWN VIC 3074	\$700,000	23-Sep-24

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: 21 January 2025



1 CLIFTON GROVE LALOR VIC 3075

3 2 2

Sold Price **\$650,000** Sold Date **19-Oct-24**

Distance **1.47km**



30 CUMBERLAND CRESCENT THOMASTOWN VIC 3074

3 1 2

Sold Price ^{RS} **\$700,000** Sold Date **16-Nov-24**

Distance **0.7km**



41 ALEXANDER AVENUE THOMASTOWN VIC 3074

3 2 2

Sold Price **\$700,000** Sold Date **23-Sep-24**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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