# 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 and postcode

10 Fagg Street Thomson VIC 3219

#### 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	\$395,000	&	\$425,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$433,500	Property type		House		Suburb	Thomson
Period-from	01 May 2020	to	30 Apr 2	2021	Source		Corelogic

#### 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	
12 Fagg Street Thomson VIC 3219	\$420,000	24-Feb-21	
16A Helmer Crescent Thomson VIC 3219	\$407,500	18-Nov-20	
4 Rose Court Newcomb VIC 3219	\$415,000	20-Feb-21	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 May 2021

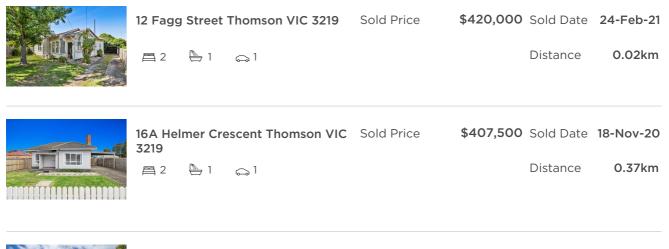


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4 Rose Court Newcomb VIC 3219			Sold Price	\$415,000	Sold Date	20-Feb-21
昌 2	1	Ģ <sup>1</sup>			Distance	0.6km

#### RS = Recent sale UN = Undisclosed Sale

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