

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

27 ALVARADO AVENUE 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

\$815,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,900

Property type

House

Suburb

Thomastown

Period-from

01 Jul 2023

to

30 Jun 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

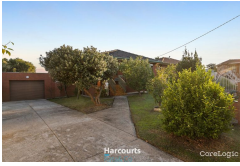
Date of sale

1 SLADEN CLOSE THOMASTOWN VIC 3074	\$800,500	25-May-24
28 STONEHAVEN DRIVE THOMASTOWN VIC 3074	\$818,000	29-Jun-24
25 LANTANA AVENUE THOMASTOWN VIC 3074	\$836,000	15-Jun-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: 25 July 2024

**1 SLADEN CLOSE THOMASTOWN
VIC 3074**

3 2 2

Sold Price

\$800,500Sold Date **25-May-24**Distance **0.68km****28 STONEHAVEN DRIVE
THOMASTOWN VIC 3074**

4 3 2

Sold Price

^{RS} **\$818,000**Sold Date **29-Jun-24**Distance **1.56km****25 LANTANA AVENUE
THOMASTOWN VIC 3074**

4 1 1

Sold Price

^{RS} **\$836,000**Sold Date **15-Jun-24**Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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