

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

5/90 Edgars Road 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/90 Edgars Road Thomastown VIC 3074	\$460,000	30-Oct-21
3/42 Tramoo Street Lalor VIC 3075	\$460,000	11-Dec-21
49/90 Edgars Road Thomastown VIC 3074	\$448,000	27-Jan-22

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: 07 February 2022



1/90 Edgars Road Thomastown VIC 3074 Sold Price **\$460,000** Sold Date **30-Oct-21**

 2  1  1

Distance **0.03km**



3/42 Tramoo Street Lalor VIC 3075 Sold Price ^{RS} **\$460,000** Sold Date **11-Dec-21**

 2  1  1

Distance **1.74km**



49/90 Edgars Road Thomastown VIC 3074 Sold Price ^{RS} **\$448,000** Sold Date **27-Jan-22**

 2  2  1

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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