

## 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

3 Charlton Place Thomastown VIC 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Thomastown

Period-from

01 May 2020

to

30 Apr 2021

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

3 Lara Close Thomastown VIC 3074	\$560,000	17-Apr-20
9 Salamander Avenue Thomastown VIC 3074	\$580,000	15-Feb-21
32 Wellington Crescent Lalor VIC 3075	\$618,000	13-Feb-21

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: 03 May 2021



**3 Lara Close Thomastown VIC 3074** Sold Price **\$560,000** Sold Date **17-Apr-20**

 3  1  2

Distance **0.14km**



**9 Salamander Avenue Thomastown VIC 3074** Sold Price **\$580,000** Sold Date **15-Feb-21**

 3  1  1

Distance **1.01km**



**32 Wellington Crescent Lalor VIC 3075** Sold Price **\$618,000** Sold Date **13-Feb-21**

 2  1  1

Distance **1.24km**

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

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