

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

28 Caroline 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Other

Suburb

Thomastown

Period-from

01 Mar 2020

to

28 Feb 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

20 Simpson Street Thomastown VIC 3074	\$560,000	26-Oct-20
9 Salamander Avenue Thomastown VIC 3074	\$580,000	15-Feb-21
11 Brentwood Avenue Lalor VIC 3075	\$600,000	27-Nov-20

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: 29 March 2021



**20 Simpson Street Thomastown
VIC 3074**

 3  1  2

Sold Price **\$560,000** Sold Date **26-Oct-20**

Distance **0.62km**



**9 Salamander Avenue Thomastown
VIC 3074**

 3  1  1

Sold Price **\$580,000** Sold Date **15-Feb-21**

Distance **1km**



**11 Brentwood Avenue Lalor VIC
3075**

 3  1  2

Sold Price **\$600,000** Sold Date **27-Nov-20**

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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