

## 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

4 CAMBRIDGE COURT THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2023

to

31 Dec 2023

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

11 WATTLE STREET THOMASTOWN VIC 3074	\$752,000	19-Aug-23
11 POPLAR STREET THOMASTOWN VIC 3074	\$780,000	22-Nov-23

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 January 2024

**11 WATTLE STREET THOMASTOWN VIC 3074**

Sold Price

**\$752,000**Sold Date **19-Aug-23** 3  1  3Distance **0.75km****11 POPLAR STREET THOMASTOWN VIC 3074**

Sold Price

<sup>RS</sup> **\$780,000**Sold Date **22-Nov-23** 3  1  4Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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