

## 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

18 Frederick Street 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

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Other

Suburb

Thomastown

Period-from

01 Apr 2020

to

31 Mar 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

2/9 French Street Thomastown VIC 3074	\$569,000	20-Mar-21
1/8 Highlands Road Thomastown VIC 3074	\$560,000	27-Mar-21
1/15 Richards Street Lalor VIC 3075	\$591,000	25-Mar-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: 09 April 2021

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**2/9 French Street Thomastown VIC 3074**

Sold Price

<sup>RS</sup> **\$569,000**

Sold Date

**20-Mar-21**

 3  1  1

Distance

**0.48km**



**1/8 Highlands Road Thomastown VIC 3074**

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**27-Mar-21**

 3  1  1

Distance

**0.73km**



**1/15 Richards Street Lalor VIC 3075**

Sold Price

<sup>RS</sup> **\$591,000**

Sold Date

**25-Mar-21**

 3  2  1

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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