

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

40 CARRINGTON BOULEVARD THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$790,000

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Thomastown

Period-from

15 Nov 2023

to

15 May 2024

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 SHERWOOD DRIVE THOMASTOWN VIC 3074

\$839,500

16-Feb-24

20 HEANY COURT THOMASTOWN VIC 3074

\$825,000

16-Mar-24

21 MARITANA CRESCENT THOMASTOWN VIC 3074

\$805,000

29-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: 14 May 2024



**2 SHERWOOD DRIVE
THOMASTOWN VIC 3074**

5 3 2

Sold Price **\$839,500** Sold Date **16-Feb-24**

Distance **0.28km**



**20 HEANY COURT THOMASTOWN
VIC 3074**

4 2 2

Sold Price ^{RS} **\$825,000** Sold Date **16-Mar-24**

Distance **1.18km**



**21 MARITANA CRESCENT
THOMASTOWN VIC 3074**

3 2 2

Sold Price **\$805,000** Sold Date **29-Nov-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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