

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Main 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

*House

*Unit

X

Suburb

Thomastown

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

34A Chappell Street Thomastown VIC 3074

\$572,000

16-Jun-18

96 Gardenia Road Thomastown VIC 3074

\$550,000

23-Oct-18

6 Hartville Court Thomastown VIC 3074

\$590,000

11-Dec-18

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 six months.~~

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34A Chappell Street Thomastown VIC 3074

Sold Price

\$572,000

Sold Date

16-Jun-18

3

2

2

Distance

0.48km

96 Gardenia Road Thomastown VIC 3074

Sold Price

\$550,000

Sold Date

23-Oct-18

3

2

2

Distance

0.84km

6 Hartville Court Thomastown VIC 3074

Sold Price

\$590,000

Sold Date

11-Dec-18

3

2

2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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