

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

14 McLeod 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

\$800,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2020

to

31 Dec 2020

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

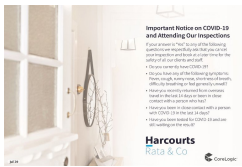
32 Pleasant Road Thomastown VIC 3074	\$847,000	28-Jul-19
8 Quandong Street Thomastown VIC 3074	\$937,000	26-Oct-19
11 Dorothy Avenue Thomastown VIC 3074	\$787,000	10-Aug-19

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.~~

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32 Pleasant Road Thomastown VIC 3074

3 2 2

Sold Price

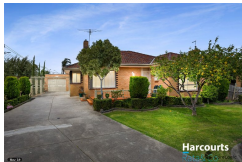
\$847,000

Sold Date

28-Jul-19

Distance

0.76km



8 Quandong Street Thomastown VIC 3074

6 2 6

Sold Price

\$937,000

Sold Date

26-Oct-19

Distance

0.8km



11 Dorothy Avenue Thomastown VIC 3074

3 1 -

Sold Price

\$787,000

Sold Date

10-Aug-19

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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