

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

1/64 Waratah 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Nov 2018

to

31 Oct 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 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

3/18 Waratah Street Thomastown VIC 3074	\$385,000	27-Mar-19
1/55 Cyprus Street Lalor VIC 3075	\$408,000	27-Jul-19
1/13 Lantana Avenue Thomastown VIC 3074	\$397,000	29-May-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.~~

This Statement of Information was prepared on: 01 November 2019



3/18 Waratah Street Thomastown VIC 3074

 2  1  1

Sold Price

\$385,000

Sold Date

27-Mar-19

Distance

0.42km



1/55 Cyprus Street Lalor VIC 3075

 2  1  1

Sold Price

\$408,000

Sold Date

27-Jul-19

Distance

0.78km



1/13 Lantana Avenue Thomastown VIC 3074

 3  1  1

Sold Price

\$397,000

Sold Date

29-May-19

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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