

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

105 CARRINGTON BOULEVARD 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

\$790,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,900

Property type

House

Suburb

Thomastown

Period-from

01 Dec 2023

to

30 Nov 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

27 ALVARADO AVENUE THOMASTOWN VIC 3074	\$805,000	07-Aug-24
12 RAYWOOD COURT THOMASTOWN VIC 3074	\$832,500	14-Sep-24
13 HENDERSON STREET RESERVOIR VIC 3073	\$785,000	20-Jul-24

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: 15 December 2024

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**27 ALVARADO AVENUE
THOMASTOWN VIC 3074**

3 2 -

Sold Price **\$805,000** Sold Date **07-Aug-24**

Distance **0.71km**



**12 RAYWOOD COURT
THOMASTOWN VIC 3074**

3 2 4

Sold Price **\$832,500** Sold Date **14-Sep-24**

Distance **0.27km**



**13 HENDERSON STREET
RESERVOIR VIC 3073**

3 2 2

Sold Price **\$785,000** Sold Date **20-Jul-24**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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