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Statement of Information

Single residential property located outside the Melbourne metropolitan area Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44A TATE STREET THOMSON VIC 3219

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,000

Property type

House

Suburb

Thomson

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16B HELMER CRESCENT THOMSON VIC 3219	\$607,000	12-Feb-22
48 GODFREY STREET THOMSON VIC 3219	\$630,000	05-Feb-22
2 GODFREY STREET THOMSON VIC 3219	\$575,000	12-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 July 2022



16B HELMER CRESCENT THOMSON VIC 3219

Sold Price

\$607,000 Sold Date **12-Feb-22**

3 1 1

Distance -



48 GODFREY STREET THOMSON VIC 3219

Sold Price

\$630,000 Sold Date **05-Feb-22**

3 1 2

Distance -



2 GODFREY STREET THOMSON VIC 3219

Sold Price

\$575,000 Sold Date **12-May-22**

3 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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