

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

84 The 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

\$809,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,500

Property type

House

Suburb

Thomastown

Period-from

01 Dec 2020

to

30 Nov 2021

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 Waratah Street Thomastown VIC 3074	\$828,000	21-Jul-21
41 Alexander Avenue Thomastown VIC 3074	\$800,000	07-Aug-21
36 French Street Thomastown VIC 3074	\$825,000	28-Oct-21

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: 07 December 2021



3 Waratah Street Thomastown VIC 3074

 3  1  3

Sold Price

\$828,000

Sold Date

21-Jul-21

Distance

0.27km



41 Alexander Avenue Thomastown VIC 3074

 3  2  1

Sold Price

\$800,000

Sold Date

07-Aug-21

Distance

0.3km



36 French Street Thomastown VIC 3074

 3  1  4

Sold Price

^{RS} **\$825,000**

Sold Date

28-Oct-21

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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