

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

6/90 EDGARS ROAD 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/15 FALCON STREET THOMASTOWN VIC 3074	\$469,000	19-Aug-23
3/7 DOROTHY AVENUE THOMASTOWN VIC 3074	\$453,000	31-May-23

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: 22 August 2023



**5/15 FALCON STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price ^{RS} **\$469,000** Sold Date **19-Aug-23**

Distance **1.05km**



**3/7 DOROTHY AVENUE
THOMASTOWN VIC 3074**

 2  1  1

Sold Price ^{RS} **\$453,000** Sold Date **31-May-23**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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