

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

37 PINWOOD DRIVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Thomastown

Period-from

01 Jun 2022

to

31 May 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

349 HIGH STREET THOMASTOWN VIC 3074	\$650,000	24-Apr-23
19 LOCKTON AVENUE RESERVOIR VIC 3073	\$630,000	21-Jan-23
9 MELANEE COURT LALOR VIC 3075	\$630,000	26-Apr-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: 29 June 2023



**349 HIGH STREET THOMASTOWN
VIC 3074**

Sold Price

\$650,000

Sold Date

24-Apr-23



3



1



2

Distance

1.97km



**19 LOCKTON AVENUE RESERVOIR
VIC 3073**

Sold Price

\$630,000

Sold Date

21-Jan-23



3



1



2

Distance

1.83km



**9 MELANEE COURT LALOR VIC
3075**

Sold Price

Sold Date

26-Apr-23



3



1



1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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