

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

9 Kerang Place 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2020

to

31 Dec 2020

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

6 Chateau Court Thomastown VIC 3074	\$595,000	06-Oct-20
6 Karingal Way Thomastown VIC 3074	\$620,000	08-Oct-20
6 Campus Place Thomastown VIC 3074	\$611,500	18-Nov-20

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: 25 January 2021

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6 Chateau Court Thomastown VIC 3074

Sold Price

\$595,000

Sold Date **06-Oct-20**

3 1 2

Distance **0.72km**



6 Karingal Way Thomastown VIC 3074

Sold Price

\$620,000

Sold Date **08-Oct-20**

3 1 1

Distance **1.09km**



6 Campus Place Thomastown VIC 3074

Sold Price

^{RS} **\$611,500**

Sold Date **18-Nov-20**

3 1 5

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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