

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

1/1 LESLIE STREET 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Thomastown

Period-from

01 May 2022

to

30 Apr 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

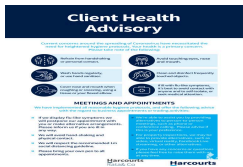
Date of sale

1/89 CURTIN AVENUE LALOR VIC 3075	\$603,000	12-Dec-22
10A LARCH STREET THOMASTOWN VIC 3074	\$475,000	11-Mar-23
3/8 PLANE STREET THOMASTOWN VIC 3074	\$520,000	11-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: 05 May 2023



1/89 CURTIN AVENUE LALOR VIC 3075

Sold Price

\$603,000

Sold Date

12-Dec-22

3

2

1

Distance

2km



10A LARCH STREET THOMASTOWN VIC 3074

Sold Price

\$475,000

Sold Date

11-Mar-23

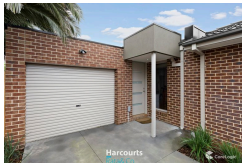
2

1

2

Distance

1.43km



3/8 PLANE STREET THOMASTOWN VIC 3074

Sold Price

^{RS} **\$520,000**

Sold Date

11-Apr-23

3

1

1

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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