

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

38 WESTALL STREET THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price &

\$585,000

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Thomastown

Period-from

09 Aug 2022

to

09 Mar 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

69 CEDAR STREET THOMASTOWN VIC 3074

\$605,000

19-Nov-22

187 THE BOULEVARD THOMASTOWN VIC 3074

\$605,000

31-Dec-22

28 WATTLE STREET THOMASTOWN VIC 3074

\$630,000

04-Mar-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: 08 March 2023



**69 CEDAR STREET THOMASTOWN
VIC 3074**

2 1 3

Sold Price

\$605,000

Sold Date

19-Nov-22

Distance

1.15km



**187 THE BOULEVARD
THOMASTOWN VIC 3074**

3 1 2

Sold Price

Sold Date

31-Dec-22

Distance

1.77km



**28 WATTLE STREET
THOMASTOWN VIC 3074**

3 1 2

Sold Price

^{RS}**\$630,000**

Sold Date

04-Mar-23

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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