

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 OLNEY AVENUE THOMSON VIC 3219

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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

House

Suburb

Thomson

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 WINSTANLEY ROAD THOMSON VIC 3219	\$535,000	16-Jul-22
45 OLNEY AVENUE THOMSON VIC 3219	\$520,000	29-Jul-22
4 PITMAN STREET NEWCOMB VIC 3219	\$571,500	18-Nov-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 December 2022



10 WINSTANLEY ROAD THOMSON VIC 3219

Sold Price

\$535,000

Sold Date

16-Jul-22



3



1



1

Distance

0.09km



45 OLNEY AVENUE THOMSON VIC 3219

Sold Price

\$520,000

Sold Date

29-Jul-22



3



1



1

Distance

0.28km



4 PITMAN STREET NEWCOMB VIC 3219

Sold Price

^{RS} **\$571,500**

Sold Date

18-Nov-22



3



1



1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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