

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/19 BICKLEY AVENUE 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 Price & \$530,000 \$570,000
between

Median sale price

(*Delete house or unit as applicable)

Median Price \$730,500 Property type House Suburb Thomastown

Period-from 09 Mar 2022 to 09 Sep 2022 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

109 HIGH STREET THOMASTOWN VIC 3074	\$530,000	-22
146A DALTON ROAD THOMASTOWN VIC 3074	\$510,000	09-May-22
3 BICKLEY AVENUE THOMASTOWN VIC 3074	\$507,500	19-Mar-22

OR

Price Date of sale
06- Aug

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: 07 September 2022

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**109 HIGH STREET THOMASTOWN
VIC 3074**

3 2 2

Sold Price ^{RS} **\$530,000** Sold Date **06-Aug-22**

Distance **2.25km**



**146A DALTON ROAD
THOMASTOWN VIC 3074**

3 1 2

Sold Price ^{RS} **\$510,000** Sold Date **09-May-22**

Distance **0.73km**



**3 BICKLEY AVENUE
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$507,500** Sold Date **19-Mar-22**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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