

## 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

1/82 The Boulevard Thomastown VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Aug 2020

to

31 Jul 2021

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

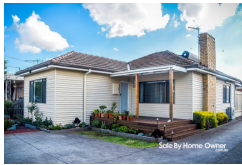
Date of sale

1/27 Plane Street Thomastown VIC 3074	\$565,000	25-Apr-21
1/103 Cyprus Street Lalor VIC 3075	\$500,000	30-Mar-21
2/8 Maxwell Street Lalor VIC 3075	\$535,000	27-Mar-21

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: 02 August 2021



**1/27 Plane Street Thomastown VIC 3074**

Sold Price

**\$565,000**

Sold Date

**25-Apr-21**

 2

 1

 4

Distance

**0.49km**



**1/103 Cyprus Street Lalor VIC 3075**

Sold Price

**\$500,000**

Sold Date

**30-Mar-21**

 2

 1

 2

Distance

**0.91km**



**2/8 Maxwell Street Lalor VIC 3075**

Sold Price

**\$535,000**

Sold Date

**27-Mar-21**

 2

 1

 2

Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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