

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

125 BICKLEY AVENUE 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Thomastown

Period-from

01 Sep 2022

to

31 Aug 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

52 SMITH AVENUE THOMASTOWN VIC 3074	\$607,000	12-Jul-23
44 SMITH AVENUE THOMASTOWN VIC 3074	\$610,500	01-Apr-23
161 DAREBIN DRIVE LALOR VIC 3075	\$605,000	24-Jun-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: 25 September 2023



**52 SMITH AVENUE THOMASTOWN
VIC 3074**

 3  1  1

Sold Price

\$607,000

Sold Date

12-Jul-23

Distance

0.68km



**44 SMITH AVENUE THOMASTOWN
VIC 3074**

 3  1  2

Sold Price

\$610,500

Sold Date

01-Apr-23

Distance

0.72km



**161 DAREBIN DRIVE LALOR VIC
3075**

 3  1  2

Sold Price

\$605,000

Sold Date

24-Jun-23

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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