

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7 ARNDELL 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 &

\$880,000

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Thomastown

Period-from

22 May 2022

to

22 Nov 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

Price

Date of sale

23 PLEASANT ROAD THOMASTOWN VIC 3074

\$890,000

24-Oct-22

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: 22 November 2022



23 PLEASANT ROAD
THOMASTOWN VIC 3074

 4  1  2

Sold Price

^{RS} \$890,000 Sold Date 24-Oct-22

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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