

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

3 HARDING STREET 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Thomastown

Period-from

01 May 2023

to

30 Apr 2024

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 HARDING STREET THOMASTOWN VIC 3074	\$705,000	18-Nov-23
28 MOUNT VIEW ROAD THOMASTOWN VIC 3074	\$712,000	09-Dec-23
22 TRAMOO STREET LALOR VIC 3075	\$725,000	24-Feb-24

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 May 2024



1 HARDING STREET THOMASTOWN VIC 3074

Sold Price **\$705,000** Sold Date **18-Nov-23**

3 1 2

Distance **0.02km**



28 MOUNT VIEW ROAD THOMASTOWN VIC 3074

Sold Price **\$712,000** Sold Date **09-Dec-23**

3 2 4

Distance **0.77km**



22 TRAMOO STREET LALOR VIC 3075

Sold Price **\$725,000** Sold Date **24-Feb-24**

3 1 8

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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