

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

2 LANTANA 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

\$739,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Thomastown

Period-from

01 Apr 2021

to

31 Mar 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

11 BENDIGO CRESCENT THOMASTOWN VIC 3074	\$782,000	26-Mar-22
73 VICTORIA DRIVE THOMASTOWN VIC 3074	\$742,000	23-Mar-22
180 MAIN STREET THOMASTOWN VIC 3074	\$725,000	05-Mar-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: 28 April 2022



**11 BENDIGO CRESCENT
THOMASTOWN VIC 3074**

 3  1  2

Sold Price

^{RS}

\$782,000

Sold Date

26-Mar-22

Distance

1.3km



**73 VICTORIA DRIVE
THOMASTOWN VIC 3074**

 3  1  2

Sold Price

\$742,000

Sold Date

23-Mar-22

Distance

1.48km



**180 MAIN STREET THOMASTOWN
VIC 3074**

 3  1  2

Sold Price

^{RS}

\$725,000

Sold Date

05-Mar-22

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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