

## 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

2/2 ASH STREET THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Thomastown

Period-from

01 May 2022

to

30 Apr 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

2/6 PALM STREET THOMASTOWN VIC 3074	\$420,000	03-Dec-22
3/120 MESSMATE STREET LALOR VIC 3075	\$453,000	22-Apr-23
4/13 EDNA STREET THOMASTOWN VIC 3074	\$412,500	20-Apr-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: 05 May 2023



**2/6 PALM STREET THOMASTOWN  
VIC 3074**

 2  1  1

Sold Price

**\$420,000** Sold Date **03-Dec-22**

Distance **0.08km**



**3/120 MESSMATE STREET LALOR  
VIC 3075**

 2  1  1

Sold Price

<sup>RS</sup> **\$453,000** Sold Date **22-Apr-23**

Distance **0.21km**



**4/13 EDNA STREET THOMASTOWN  
VIC 3074**

 2  1  1

Sold Price

<sup>RS</sup> **\$412,500** Sold Date **20-Apr-23**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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