

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

73 Lincoln Drive 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,350

Property type

Unit

Suburb

Thomastown

Period-from

01 May 2019

to

30 Apr 2020

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

2/16 Pleasant Road Thomastown VIC 3074	\$512,000	30-Nov-19
2/19 Chappell Street Thomastown VIC 3074	\$487,000	07-Apr-20
1/46 David Street Lalor VIC 3075	\$500,000	29-Feb-20

OR

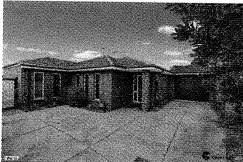
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 May 2020

**2/16 Pleasant Road Thomastown
VIC 3074**

2 1 1

Sold Price

\$512,000 Sold Date **30-Nov-19**Distance **0.84km****2/19 Chappell Street Thomastown
VIC 3074**

2 1 1

Sold Price

\$487,000 Sold Date **07-Apr-20**Distance **0.88km****1/46 David Street Lalor VIC 3075**

2 1 2

Sold Price

\$500,000 Sold Date **29-Feb-20**Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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