

## 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

1/10 WILGAH 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$456,500

Property type

Unit

Suburb

Thomastown

Period-from

01 Jan 2023

to

31 Dec 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

3/8 PLANE STREET THOMASTOWN VIC 3074	\$520,000	08-Apr-23
3/1 TRAVERS STREET THOMASTOWN VIC 3074	\$567,500	08-Apr-23
1/84 DAVID STREET LALOR VIC 3075	\$590,000	07-Mar-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.~~

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Joseph Zhou  
 P 03 98989000  
 M 0411782312  
 E joseph@mandylee.com.au



**3/8 PLANE STREET THOMASTOWN VIC 3074** Sold Price **\$520,000** Sold Date **08-Apr-23**

 3  1  1

Distance **0.33km**



**3/1 TRAVERS STREET THOMASTOWN VIC 3074**

Sold Price **\$567,500** Sold Date **08-Apr-23**

 3  1  2

Distance **0.59km**



**1/84 DAVID STREET LALOR VIC 3075**

Sold Price **\$590,000** Sold Date **07-Mar-23**

 3  -  1

Distance **0.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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