

## 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

24 MAIN STREET THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,750

Property type

House

Suburb

Thomastown

Period-from

01 Oct 2021

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 12 CHAPPELL STREET THOMASTOWN VIC 3074  | \$825,000 | 03-Sep-22 |
| 11 CURRAJONG STREET THOMASTOWN VIC 3074 | \$882,000 | 31-Jul-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: 20 October 2022



**12 CHAPPELL STREET  
THOMASTOWN VIC 3074**

3 1 3

Sold Price <sup>RS</sup> **\$825,000** Sold Date **03-Sep-22**

Distance **0.43km**



**11 CURRAJONG STREET  
THOMASTOWN VIC 3074**

3 1 2

Sold Price **\$882,000** Sold Date **31-Jul-22**

Distance **0.57km**

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

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