

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

2/8 Frederick Street 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Nov 2018

to

31 Oct 2019

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

26 Ash Street Lalor VIC 3075	\$490,000	22-Jun-19
10/75 Spring Street Thomastown VIC 3074	\$490,000	29-Jul-19
14A Casey Drive Lalor VIC 3075	\$457,000	10-Aug-19

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: 11 November 2019



26 Ash Street Lalor VIC 3075

Sold Price

\$490,000

Sold Date

22-Jun-19

 3  2  2

Distance

1.02km



**10/75 Spring Street Thomastown
VIC 3074**

Sold Price

Sold Date

29-Jul-19

 3  2  2

Distance

1.33km



14A Casey Drive Lalor VIC 3075

Sold Price

\$457,000

Sold Date

10-Aug-19

 3  1  1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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