

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

1/17 Cleveland 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/20 Marcia Street Thomastown VIC 3074	\$588,000	14-Dec-21
2/34 Waratah Street Thomastown VIC 3074	\$550,000	16-Dec-21
1/82 The Boulevard Thomastown VIC 3074	\$580,000	28-Sep-21

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 January 2022



1/20 Marcia Street Thomastown VIC 3074

RS

\$588,000

Sold Date

14-Dec-21



3



1



1

Distance

1.28km



2/34 Waratah Street Thomastown VIC 3074

RS

\$550,000

Sold Date

16-Dec-21



3



1



1

Distance

0.69km



1/82 The Boulevard Thomastown VIC 3074

Sold Price

\$580,000

Sold Date

28-Sep-21



2



1



2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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