

## 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

12 Buckingham Court 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,500

Property type

House

Suburb

Thomastown

Period-from

01 Oct 2019

to

30 Sep 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 23 Thomas Street Thomastown VIC 3074 | \$620,000 | 13-Aug-20 |
| 12 Palm Street Thomastown VIC 3074   | \$607,000 | 09-May-20 |
| 168 Dalton Road Thomastown VIC 3074  | \$570,000 | 10-Jul-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: 14 October 2020



**23 Thomas Street Thomastown VIC 3074**

Sold Price <sup>RS</sup> **\$620,000** <sup>UN</sup> Sold Date **13-Aug-20**

 3  1  4

Distance **1.85km**



**12 Palm Street Thomastown VIC 3074**

Sold Price **\$607,000** Sold Date **09-May-20**

 3  1  2

Distance **0.55km**



**168 Dalton Road Thomastown VIC 3074**

Sold Price **\$570,000** Sold Date **10-Jul-20**

 3  1  1

Distance **0.59km**

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

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