

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 Patrick 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

House

Suburb

Thomastown

Period-from

01 Jul 2020

to

30 Jun 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

132 Dalton Road Thomastown VIC 3074	\$590,000	12-Feb-21
113 Bickley Avenue Thomastown VIC 3074	\$575,000	08-Mar-21
28 Bruce Street Lalor VIC 3075	\$600,000	19-Jun-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: 14 July 2021



132 Dalton Road Thomastown VIC 3074

 3  1  1

Sold Price

\$590,000

Sold Date

12-Feb-21

Distance

0.19km



113 Bickley Avenue Thomastown VIC 3074

 3  1  1

Sold Price

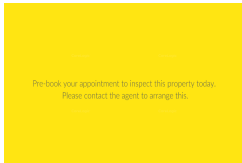
\$575,000

Sold Date

08-Mar-21

Distance

0.74km



28 Bruce Street Lalor VIC 3075

 3  1  2

Sold Price

^{RS} **\$600,000**

Sold Date

19-Jun-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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