

## 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

2/23 MAIN STREET THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$270,000

&

\$297,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2022

to

31 Mar 2023

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

4/190 STATION STREET THOMASTOWN VIC 3074	\$311,000	11-Mar-23
4/1A CHAPPELL STREET THOMASTOWN VIC 3074	\$320,000	16-Dec-22
1/421 HIGH STREET LALOR VIC 3075	\$342,000	15-Oct-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: 13 April 2023



## 4/190 STATION STREET THOMASTOWN VIC 3074

2 1 1

Sold Price

<sup>RS</sup>

**\$311,000**

Sold Date

**11-Mar-23**

Distance

**0.52km**



## 4/1A CHAPPELL STREET THOMASTOWN VIC 3074

2 1 1

Sold Price

**\$320,000**

Sold Date

**16-Dec-22**

Distance

**0.54km**



## 1/421 HIGH STREET LALOR VIC 3075

2 1 1

Sold Price

<sup>RS</sup>

**\$342,000**

Sold Date

**15-Oct-22**

Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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