

## 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

106 THE BOULEVARD 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:

\$755,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/151 THE BOULEVARD THOMASTOWN VIC 3074	\$780,000	17-Jun-24
106 THE BOULEVARD THOMASTOWN VIC 3074	\$800,000	14-Oct-22
1/35 CEDAR STREET THOMASTOWN VIC 3074	\$755,000	13-Jan-24

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: 25 November 2024

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**1/151 THE BOULEVARD  
THOMASTOWN VIC 3074**

3 3 2

Sold Price **\$780,000** Sold Date **17-Jun-24**

Distance **0.51km**



**106 THE BOULEVARD  
THOMASTOWN VIC 3074**

3 2 2

Sold Price **\$800,000** Sold Date **14-Oct-22**

Distance **0km**



**1/35 CEDAR STREET  
THOMASTOWN VIC 3074**

3 2 1

Sold Price **\$755,000** Sold Date **13-Jan-24**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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