

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

3/22 LARCH 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

\$649,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,750

Property type

Other

Suburb

Thomastown

Period-from

01 Sep 2022

to

31 Aug 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

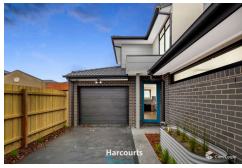
Date of sale

3/23 PLANE STREET THOMASTOWN VIC 3074	\$677,500	29-Jul-23
38 HIGHLANDS ROAD THOMASTOWN VIC 3074	\$690,000	27-Mar-23

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: 07 September 2023


**3/23 PLANE STREET
THOMASTOWN VIC 3074**
 3  2  2

Sold Price

^{RS}
\$677,500

Sold Date

29-Jul-23

Distance

0.04km

**38 HIGHLANDS ROAD
THOMASTOWN VIC 3074**
 2  2  1

Sold Price

\$690,000

Sold Date

27-Mar-23

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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