

## 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

16 MURCHISON WAY 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Thomastown

Period-from

01 Oct 2023

to

30 Sep 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

7 CHAPMAN AVENUE THOMASTOWN VIC 3074	\$642,000	20-Apr-24
125 ALEXANDER AVENUE THOMASTOWN VIC 3074	\$672,500	17-Jun-24
84 DALTON ROAD THOMASTOWN VIC 3074	\$690,000	18-May-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: 01 October 2024

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**7 CHAPMAN AVENUE  
THOMASTOWN VIC 3074**

 3  2  2

Sold Price **\$642,000** Sold Date **20-Apr-24**

Distance **0.58km**



**125 ALEXANDER AVENUE  
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$672,500** Sold Date **17-Jun-24**

Distance **0.97km**



**84 DALTON ROAD THOMASTOWN  
VIC 3074**

 3  1  2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **18-May-24**

Distance **0.85km**

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

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