

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 CURRAJONG 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Aug 2021

to

31 Jul 2022

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

9/28 SPRING STREET THOMASTOWN VIC 3074	\$350,000	01-Jul-22
7/421 HIGH STREET LALOR VIC 3075	\$350,000	28-May-22
1/27 CURTIN AVENUE LALOR VIC 3075	\$376,000	28-May-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: 17 August 2022



**9/28 SPRING STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$350,000** Sold Date **01-Jul-22**

Distance **0.88km**



**7/421 HIGH STREET LALOR VIC
3075**

 2  1  1

Sold Price ^{RS} **\$350,000** Sold Date **28-May-22**

Distance **1.15km**



**1/27 CURTIN AVENUE LALOR VIC
3075**

 2  1  1

Sold Price **\$376,000** Sold Date **28-May-22**

Distance **1.39km**

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

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