

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

69 DAREBIN DRIVE THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$630,000

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

House

Suburb

Thomastown

Period-from

08 Jul 2022

to

08 Feb 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

27 REGAL AVENUE THOMASTOWN VIC 3074

\$650,000

01-Oct-22

21 CHAPMAN AVENUE THOMASTOWN VIC 3074

\$655,000

31-Oct-22

6 SMITH AVENUE THOMASTOWN VIC 3074

\$650,000

27-Aug-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: 07 February 2023



27 REGAL AVENUE THOMASTOWN VIC 3074 Sold Price **\$650,000** Sold Date **01-Oct-22**
Distance **0.4km**

3 1 4



21 CHAPMAN AVENUE THOMASTOWN VIC 3074 Sold Price **\$655,000** Sold Date **31-Oct-22**
Distance **0.32km**

3 1 4



6 SMITH AVENUE THOMASTOWN VIC 3074 Sold Price **\$650,000** Sold Date **27-Aug-22**
Distance **0.45km**

3 1 3

RS = Recent sale

UN = Undisclosed Sale

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