

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

12 STELLA DRIVE 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

\$764,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Thomastown

Period-from

01 May 2021

to

30 Apr 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

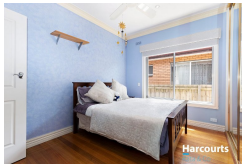
Date of sale

45 OXFORD DRIVE THOMASTOWN VIC 3074	\$750,000	14-Dec-21
6 PLEASANT CLOSE MILL PARK VIC 3082	\$770,000	30-Apr-22
12 CANARY COURT MILL PARK VIC 3082	\$737,000	27-Nov-21

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: 18 May 2022



45 OXFORD DRIVE THOMASTOWN VIC 3074 Sold Price **\$750,000** Sold Date **14-Dec-21**

3 1 2

Distance **0.6km**



6 PLEASANT CLOSE MILL PARK VIC 3082 Sold Price ^{RS} **\$770,000** Sold Date **30-Apr-22**

3 2 2

Distance **1.05km**



12 CANARY COURT MILL PARK VIC 3082 Sold Price **\$737,000** Sold Date **27-Nov-21**

3 1 2

Distance **1.03km**

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

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