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	23 Kemp Avenue Thomastown VIC 3074	
	A COMMON	

Indicative selling price

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

	 	 or range	:	1	i
Single Price		between	\$450,000	&	\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$690,500	Property type	House	Suburb	Thomastown
Period-from	01 Nov 2020	to 31 Oct 2021	Source	700 100 -01 2 PM 1 104 M11	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.

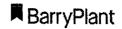
Address of comparable property	Price	Date of sale
1/90 Edgars Road Thomastown VIC 3074	\$460,000	30-Oct-21
4/13 Clarke Street Thomastown VIC 3074	\$472,500	26-Nov-20
2/3-5 Newton Street Thomastown VIC 3074	\$460,000	19-Jul-21

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: 23 November 2021





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1/90 Edgars Road Thomastown VIC Sold Price 3074

^{RS}\$460,000 Sold Date 30-Oct-21

2 2

1

Distance

0.26km



4/13 Clarke Street Thomastown VIC Sold Price 3074

\$472,500 Sold Date 26-Nov-20

Distance

0.75km



2/3-5 Newton Street Thomastown Sold Price VIC 3074

\$460,000 Sold Date

19-Jul-21

2 2

Distance

0.99km

UN = Undisclosed Sale

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