

## 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

#### Indicative selling price

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

Single Price

or range  
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

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 3074** Sold Price

<sup>RS</sup> **\$460,000** Sold Date **30-Oct-21**

 2  1  1

Distance **0.26km**



**4/13 Clarke Street Thomastown VIC 3074** Sold Price

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

 2  1  2

Distance **0.75km**



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

**\$460,000** Sold Date **19-Jul-21**

 2  1  1

Distance **0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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