

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

4/162 Station 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

\$270,000

&

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,500

Property type

Unit

Suburb

Thomastown

Period-from

01 Nov 2019

to

31 Oct 2020

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

5/74 The Boulevard Thomastown VIC 3074	\$305,000	08-Oct-20
8/307 High Street Thomastown VIC 3074	\$295,000	16-Jul-20

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: 27 November 2020



**5/74 The Boulevard Thomastown
VIC 3074**

Sold Price

\$305,000

Sold Date

08-Oct-20

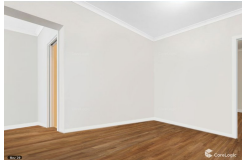
 2

 1

 1

Distance

0.3km



**8/307 High Street Thomastown VIC
3074**

Sold Price

\$295,000

Sold Date

16-Jul-20

 2

 1

 1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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