Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	Unit 2 / 17 JUNIPER CRESCENT THOMASTOWN VIC 3074							
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.a	au/underquot	ing (*E	Delete single pric	e or range	as applicable)	
Single Price			or range between \$660,000		\$660,000	&	\$695,000	
Median sale price (*Delete house or unit as ap	plicable)					_		
Median Price	\$492,000	Pro	perty type	Unit		Suburb	Thomastown	
Period-from	01 Apr 2024	to	31 Mar 2	r 2025 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								
OR								

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: 11 April 2025



В*

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	Unit 1 / 17 JUNIPER CRESCENT THOMASTOWN VIC 3074							
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.a	au/underquot	ing (*E	elete single pric	e or range a	as applicable)	
Single Price			or range \$760,000		\$760,000	&	\$810,000	
Median sale price (*Delete house or unit as ap	plicable)					_		
Median Price	\$492,000	Pro	perty type	Unit		Suburb	Thomastown	
Period-from	01 Apr 2024	to	31 Mar 2	ur 2025 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								
OR					'		,	

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: 11 April 2025



В*

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	Unit 3 / 17 JUNIPER CRESCENT THOMASTOWN VIC 3074							
'	Not	A	vaila	ab	е			
Indicative selling price								
For the meaning of this price	e see consumer.vio	c.gov.au	ı/underquotiı	ng (*De	elete single pr	ice or range	as applicable)	
Single Price			or rang betwee		\$750,000	&	\$785,000	
Median sale price								
(*Delete house or unit as app	plicable)							
Median Price	\$492,000	Prop	Property type U		Unit	Suburb	Thomastown	
Period-from	01 Apr 2024	to	to 31 Mar 2025		Source	е	Corelogic	
Comparable property sa	ales (*Delete A	or B b	oelow as a	pplica	able)			
A* These are the three pestate agent or agent								
Address of comparable pro	operty				Pric	e	Date of sale	

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: 11 April 2025



Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	_e Not	A	vailal	ole						
Address Including suburb and postcode	Unit 4 / 17 JUNIPER CRESCENT THOMASTOWN VIC 3074									
Indicative selling price										
For the meaning of this price	e see consumer.vio	c.gov.au	ı/underquoting	*Delete sing	le price	e or range a	as applicable)			
Single Price	or range between \$7			\$770,0	00	&	\$820,000			
Median sale price (*Delete house or unit as ap	plicable)									
Median Price	\$492,000	Property type Unit				Suburb	Thomastown			
Period-from	01 Apr 2024 to 31 Mar 2025				ource	Corelogic				
Comparable property s A* These are the three pestate agent or agen	veroperties sold with	hin two	kilometres of th	e property fo						
Address of comparable property							Date of sale			
OR										

В* 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: 11 April 2025

