

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

3 TAMARA COURT 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Thomastown

Period-from

01 May 2024

to

30 Apr 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

4 DIPLOMAT DRIVE THOMASTOWN VIC 3074	\$955,000	05-Apr-25
5 GLENHAVEN COURT THOMASTOWN VIC 3074	\$945,000	14-Dec-24
15 MULGA STREET THOMASTOWN VIC 3074	\$1,034,000	29-Mar-25

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: 08 May 2025



4 DIPLOMAT DRIVE THOMASTOWN VIC 3074

5 4 2

Sold Price ^{RS} **\$955,000** Sold Date **05-Apr-25**

Distance **0.75km**



5 GLENHAVEN COURT THOMASTOWN VIC 3074

4 2 2

Sold Price **\$945,000** Sold Date **14-Dec-24**

Distance **0.41km**



15 MULGA STREET THOMASTOWN VIC 3074

4 2 2

Sold Price ^{RS} **\$1,034,000** Sold Date **29-Mar-25**

Distance **3.03km**

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

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