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	8 Chelsea 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,500	Property type	House	Suburb	Thomastown
Period-from	01 Jun 2020	to	31 May 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
8 Lindley Court Thomastown VIC 3074	$634,000	29-May-21
6 Chateau Court Thomastown VIC 3074	$595,000	06-Oct-20
8 Rimfire Close Thomastown VIC 3074	$625,000	01-May-21

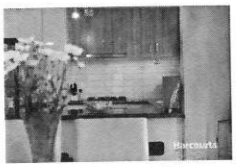
OR

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: 21 June 2021

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8 Lindley Court Thomastown VIC 3074

3 1 2

Sold Price RS $634,000 Sold Date 29-May-21

Distance 0.09km



6 Chateau Court Thomastown VIC 3074

3 1 2

Sold Price $595,000 Sold Date 06-Oct-20

Distance 0.54km



8 Rimfire Close Thomastown VIC 3074

3 1 2

Sold Price $625,000 Sold Date 01-May-21

Distance 0.91km

RS = Recent sale UN = Undisclosed Sale

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