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	2/3 Poplar 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	$460,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Thomastown
Period-from	01 Feb 2021	to	31 Jan 2022	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
3/34 Messmate Street Lalor VIC 3075	$470,000	30-Oct-21
3/15 Dickens Street Lalor VIC 3075	$480,000	23-Oct-21
1/90 Edgars Road Thomastown VIC 3074	$460,000	30-Oct-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: 07 February 2022

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3/34 Messmate Street Lalor VIC 3075

2 1 1

Sold Price **$470,000** Sold Date **30-Oct-21**

Distance **0.58km**



3/15 Dickens Street Lalor VIC 3075

2 1 1

Sold Price **$480,000** Sold Date **23-Oct-21**

Distance **1.37km**



1/90 Edgars Road Thomastown VIC 3074

2 1 1

Sold Price **$460,000** Sold Date **30-Oct-21**

Distance **1.99km**

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

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