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	43 WARATAH 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	$535,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	House	Suburb	Thomastown
Period-from	01 Jul 2021	to	30 Jun 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
146A DALTON ROAD THOMASTOWN VIC 3074	$510,000	09-May-22
100 DAREBIN DRIVE THOMASTOWN VIC 3074	$600,000	23-Nov-21
5 LEILANI GROVE THOMASTOWN VIC 3074	$625,000	13-Jul-22

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: 18 July 2022

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



146A DALTON ROAD THOMASTOWN VIC 3074

3 1 2

Sold Price RS **$510,000** Sold Date **09-May-22**

Distance **-**



100 DAREBIN DRIVE THOMASTOWN VIC 3074

3 1 1

Sold Price **$600,000** Sold Date **23-Nov-21**

Distance **-**



5 LEILANI GROVE THOMASTOWN VIC 3074

3 1 2

Sold Price RS **$625,000** Sold Date **13-Jul-22**

Distance **-**

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

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