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	14/20-28 SPRING 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	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$466,000	Property type	Unit	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
3/84 ALEXANDER AVENUE THOMASTOWN VIC 3074	$385,000	29-Jan-22
7/421 HIGH STREET LALOR VIC 3075	$350,000	28-May-22
1/27 CURTIN AVENUE LALOR VIC 3075	$376,000	28-May-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: 29 July 2022

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3/84 ALEXANDER AVENUE THOMASTOWN VIC 3074

2 1 1

Sold Price **$385,000** Sold Date **29-Jan-22**

Distance **0.95km**



7/421 HIGH STREET LALOR VIC 3075

2 1 1

Sold Price RS **$350,000** Sold Date **28-May-22**

Distance **1.75km**



1/27 CURTIN AVENUE LALOR VIC 3075

2 1 1

Sold Price **$376,000** Sold Date **28-May-22**

Distance **2.17km**

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

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