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	5 TALBOT AVENUE 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	$670,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$737,750	Property type	House	Suburb	Thomastown
Period-from	01 Nov 2021	to	31 Oct 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
4 CLEVELAND STREET THOMASTOWN VIC 3074	$690,000	28-May-22
65 DAREBIN DRIVE THOMASTOWN VIC 3074	$671,000	14-May-22
33 ROCHESTER DRIVE THOMASTOWN VIC 3074	$680,000	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: 07 November 2022

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4 CLEVELAND STREET THOMASTOWN VIC 3074

3 1 2

Sold Price **$690,000** Sold Date **28-May-22**

Distance **0.31km**



65 DAREBIN DRIVE THOMASTOWN VIC 3074

3 1 1

Sold Price **$671,000** Sold Date **14-May-22**

Distance **0.38km**



33 ROCHESTER DRIVE THOMASTOWN VIC 3074

3 1 2

Sold Price **$680,000** Sold Date **28-May-22**

Distance **0.52km**

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

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