

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/21-23 Helmer Crescent, Thomson, VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$469,000 & \$489,000

### Median sale price

Median price \$515,000 Property type Unit Suburb THOMSON  
Period - From 06/05/2023 to 05/05/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/90 Breakwater Road Breakwater Vic 3219	\$495,000	2022-12-02
2	21-23 Helmer Crescent Thomson Vic 3219	\$470,000	2024-04-08
3	2/60 Tanner Street Breakwater Vic 3219	\$456,000	2024-01-07

This Statement of Information was prepared on: 06/05/2024

