

## 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

1/35 THE BOULEVARD THOMASTOWN VIC 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Other

Suburb

Thomastown

Period-from

01 May 2023

to

30 Apr 2024

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

1-4/10 SYDNEY CRESCENT LALOR VIC 3075	\$705,000	04-Mar-24
1/35 CEDAR STREET THOMASTOWN VIC 3074	\$755,000	13-Jan-24
2/7 HURTLE STREET LALOR VIC 3075	\$650,000	02-Mar-24

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: 24 May 2024



**1-4/10 SYDNEY CRESCENT LALOR  
VIC 3075**

3 2 1

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date **04-Mar-24**

Distance **1.26km**



**1/35 CEDAR STREET  
THOMASTOWN VIC 3074**

3 2 1

Sold Price

**\$755,000**

Sold Date **13-Jan-24**

Distance **0.21km**



**2/7 HURTLE STREET LALOR VIC  
3075**

3 2 2

Sold Price

<sup>RS</sup> **\$650,000** <sup>UN</sup>

Sold Date **02-Mar-24**

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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