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

Period-from

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

Single Price	or ran betwe	5 5700000	&	\$740,000							
Median sale price (*Delete house or unit as applicable)											
Median Price	\$688,000	Property type	Other	Suburb	Thomastown						

30 Apr 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2023

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.

to

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



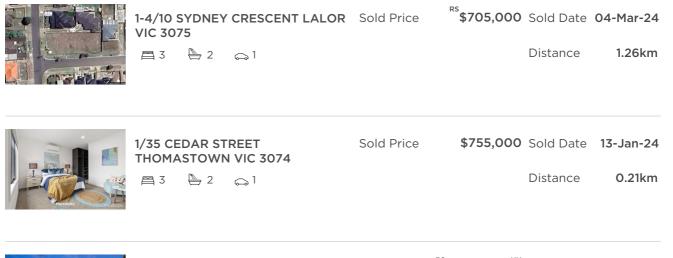
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2/7 HURTLE STREET LALOR VIC 3075			Sold Price	^{RS} \$650,000 ^{UN}	Sold Date	02-Mar-24
= 3	≩ 2	ç _⇒ 2			Distance	0.69km

RS = Recent sale UN = Undisclosed Sale

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