

# 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

1/9 Warren Street, Thomson, VIC 3219
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### Indicative selling price

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

Single price \$529,000 or range between &

### Median sale price

Median price \$550,000 Property type House Suburb THOMSON

Period - From 26/02/2023 to 25/02/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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
1 116 Ormond Road East Geelong Vic 3219	\$510,000	2024-02-21
2 7 Robertson Street Thomson Vic 3219	\$565,000	2023-10-27
3 69 Carr Street Geelong Vic 3220	\$561,000	2023-09-28

This Statement of Information was prepared on: 26/02/2024

