

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

2/1 PINEWOOD DRIVE 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2023

to

31 Mar 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

13/90 EDGARS ROAD THOMASTOWN VIC 3074	\$496,000	25-Nov-23
20/90 EDGARS ROAD THOMASTOWN VIC 3074	\$483,000	22-Dec-23
1/23 HEATHER AVENUE THOMASTOWN VIC 3074	\$540,000	13-Apr-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 April 2024

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**13/90 EDGARS ROAD
THOMASTOWN VIC 3074**

3 1 1

Sold Price **\$496,000** Sold Date **25-Nov-23**

Distance **0.41km**



**20/90 EDGARS ROAD
THOMASTOWN VIC 3074**

3 1 1

Sold Price ^{RS} **\$483,000** Sold Date **22-Dec-23**

Distance **0.44km**



**1/23 HEATHER AVENUE
THOMASTOWN VIC 3074**

2 1 2

Sold Price ^{RS} **\$540,000** Sold Date **13-Apr-24**

Distance **0.46km**

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

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