

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

2/28 TILBURY STREET 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Other

Suburb

Thomastown

Period-from

01 Feb 2023

to

31 Jan 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

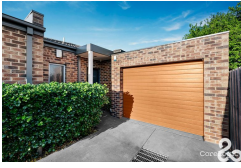
Date of sale

4/8 CLARKE STREET THOMASTOWN VIC 3074	\$495,000	13-Nov-23
2/2 STEWART STREET THOMASTOWN VIC 3074	\$550,000	18-Aug-23
3/2 NEWTON STREET THOMASTOWN VIC 3074	\$540,000	19-Jan-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: 14 February 2024



**4/8 CLARKE STREET
 THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$495,000** Sold Date **13-Nov-23**

Distance **1.43km**



**2/2 STEWART STREET
 THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$550,000** Sold Date **18-Aug-23**

Distance **1.47km**



**3/2 NEWTON STREET
 THOMASTOWN VIC 3074**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **19-Jan-24**

Distance **1.54km**

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

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