

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/3 ALEXANDER AVENUE THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$400,000

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Thomastown

Period-from

15 Sep 2023

to

15 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

| | | |
|---|-----------|-----------|
| 2/30 HEYINGTON AVENUE THOMASTOWN VIC 3074 | \$430,000 | |
| 3/8 LOIS COURT THOMASTOWN VIC 3074 | \$410,000 | 14-Oct-23 |
| 2/91 ALEXANDER AVENUE THOMASTOWN VIC 3074 | \$436,000 | 25-Jan-24 |

OR

13- Mar -24

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: 15 March 2024



**2/30 HEYINGTON AVENUE
THOMASTOWN VIC 3074**

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Sold Price ^{RS} **\$430,000** Sold Date **13-Mar-24**

Distance **0.29km**



**3/8 LOIS COURT THOMASTOWN
VIC 3074**

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Sold Price **\$410,000** Sold Date **14-Oct-23**

Distance **0.7km**



**2/91 ALEXANDER AVENUE
THOMASTOWN VIC 3074**

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Sold Price **\$436,000** Sold Date **25-Jan-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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