

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

3/1 PINWOOD 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

\$521,000

&

\$561,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Jun 2023

to

31 May 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

2/1 PINWOOD DRIVE THOMASTOWN VIC 3074	\$570,000	18-May-24
3/2 NEWTON STREET THOMASTOWN VIC 3074	\$540,000	19-Jan-24
2/2 STEWART STREET THOMASTOWN VIC 3074	\$550,000	18-Aug-23

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: 07 June 2024

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**2/1 PINWOOD DRIVE
THOMASTOWN VIC 3074**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **18-May-24**

Distance **0.01km**



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

2 1 1

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

Distance **1.12km**



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

2 1 1

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

Distance **1.19km**

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

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