

## 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

3/4 SPRING STREET THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Nov 2022

to

31 Oct 2023

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
1/30 PLEASANT ROAD THOMASTOWN VIC 3074	\$487,500	31-Jul-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: 29 November 2023



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

2 1 1

Sold Price <sup>RS</sup> **\$495,000** Sold Date **13-Nov-23**

Distance **0.2km**



**1/30 PLEASANT ROAD  
THOMASTOWN VIC 3074**

2 1 2

Sold Price **\$487,500** Sold Date **31-Jul-23**

Distance **0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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