

## 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

3/90 EDGARS ROAD 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Dec 2022

to

30 Nov 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

6/90 EDGARS ROAD THOMASTOWN VIC 3074	\$442,500	06-Sep-23
1/30 PLEASANT ROAD THOMASTOWN VIC 3074	\$487,500	31-Jul-23
5/15 FALCON STREET THOMASTOWN VIC 3074	\$469,000	19-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: 05 December 2023

**6/90 EDGARS ROAD  
THOMASTOWN VIC 3074**

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Sold Price **\$442,500** Sold Date **06-Sep-23**Distance **0.02km****1/30 PLEASANT ROAD  
THOMASTOWN VIC 3074**

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Sold Price **\$487,500** Sold Date **31-Jul-23**Distance **1.18km****5/15 FALCON STREET  
THOMASTOWN VIC 3074**

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Sold Price **\$469,000** Sold Date **19-Aug-23**Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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