

## 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

331 HIGH 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2023

to

31 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

1/10 WILGAH STREET THOMASTOWN VIC 3074	\$570,000	16-Feb-24
56 MOUNT VIEW ROAD THOMASTOWN VIC 3074	\$560,000	02-Dec-23
15 WILGAH STREET THOMASTOWN VIC 3074	\$590,000	10-Feb-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: 29 April 2024



**1/10 WILGAH STREET  
THOMASTOWN VIC 3074**

3 1 2

Sold Price <sup>RS</sup> **\$570,000** Sold Date **16-Feb-24**

Distance **0.57km**



**56 MOUNT VIEW ROAD  
THOMASTOWN VIC 3074**

3 1 2

Sold Price **\$560,000** Sold Date **02-Dec-23**

Distance **0.38km**



**15 WILGAH STREET  
THOMASTOWN VIC 3074**

3 1 1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **10-Feb-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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