

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

| |
|---------------------------------|
| 4 HERING COURT THOMSON VIC 3219 |
|---------------------------------|

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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|-------------------------------------|-----------|--------------|
| 45 WINSTANLEY ROAD THOMSON VIC 3219 | \$560,000 | 10-May-23 |
| 9 HERING COURT THOMSON VIC 3219 | \$512,000 | 12-Mar-23 |
| 4 WINSTANLEY ROAD THOMSON VIC 3219 | \$572,000 | 21-Mar-23 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 October 2023



**45 WINSTANLEY ROAD THOMSON
VIC 3219**

3 1 3

Sold Price

\$560,000

Sold Date

10-May-23

Distance

0.19km



**9 HERING COURT THOMSON VIC
3219**

3 1 3

Sold Price

\$512,000

Sold Date

12-Mar-23

Distance

0.05km



**4 WINSTANLEY ROAD THOMSON
VIC 3219**

4 2 2

Sold Price

\$572,000

Sold Date

21-Mar-23

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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