

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 42 Tate Street, Thomson, VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$599,000 or range between &

Median sale price

Median price \$523,000 Property type House Suburb THOMSON
Period - From 21/05/2023 to 20/05/2024 Source core_logic

Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1 99a St Albans Road Thomson Vic 3219	\$597,500	2024-03-01
2 11a Bromley Street Thomson Vic 3219	\$557,250	2024-04-04
3 1/5 Fagg Street Thomson	570,000	2023-12-18

This Statement of Information was prepared on: 21/05/2024

