

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

5/90 EDGARS ROAD THOMASTOWN VIC 3074

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

\$460,000

&

\$480,000

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

3/90 EDGARS ROAD THOMASTOWN VIC 3074	\$440,000	28-Dec-23
49/90 EDGARS ROAD THOMASTOWN VIC 3074	\$455,000	29-Nov-23
3/4 SPRING STREET THOMASTOWN VIC 3074	\$478,000	23-Dec-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 April 2024

**3/90 EDGARS ROAD
THOMASTOWN VIC 3074**

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Sold Price **\$440,000** Sold Date **28-Dec-23**Distance **0.02km****49/90 EDGARS ROAD
THOMASTOWN VIC 3074**

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Sold Price **\$455,000** Sold Date **29-Nov-23**Distance **0.22km****3/4 SPRING STREET
THOMASTOWN VIC 3074**

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Sold Price **\$478,000** Sold Date **23-Dec-23**Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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