

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 BENO COURT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Thomastown

Period-from

01 May 2023

to

30 Apr 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

5 LARCH STREET THOMASTOWN VIC 3074	\$766,000	11-May-24
76 MESSMATE STREET LALOR VIC 3075	\$735,000	04-May-24
24 REGAL AVENUE THOMASTOWN VIC 3074	\$735,000	20-Apr-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: 14 May 2024

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**5 LARCH STREET THOMASTOWN
VIC 3074**

3 1 1

Sold Price

^{RS} **\$766,000**

Sold Date **11-May-24**

Distance **1.42km**



**76 MESSMATE STREET LALOR VIC
3075**

3 1 2

Sold Price

^{RS} **\$735,000**

Sold Date **04-May-24**

Distance **1.19km**



**24 REGAL AVENUE THOMASTOWN
VIC 3074**

3 1 2

Sold Price

Sold Date **20-Apr-24**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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