Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale							
7/240 HIGH STREET THOMASTOWN VIC 3074							
	c.gov.a	u/underquoting	(*De	lete single price	e or range a	as applicable)	
		or range between		\$560,000	&	\$600,000	
Median sale price (*Delete house or unit as applicable)							
\$490,000	Property type			Flats	Suburb	Thomastown	
01 May 2024	to 30 Apr 2025		25	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							
	pplicable) \$490,000 01 May 2024 sales (*Delete A	7/240 HIGH STREET ce see consumer.vic.gov.a pplicable) \$490,000 Proposales (*Delete A or Berproperties sold within two ort's representative considerations.)	7/240 HIGH STREET THOMASTO De see consumer.vic.gov.au/underquoting or range between pplicable) \$490,000 Property type 01 May 2024 to 30 Apr 202 sales (*Delete A or B below as approperties sold within two kilometres of the order of th	7/240 HIGH STREET THOMASTOWN ce see consumer.vic.gov.au/underquoting (*De or range between pplicable) \$490,000 Property type 01 May 2024 to 30 Apr 2025 sales (*Delete A or B below as applicate properties sold within two kilometres of the property representative considers to be most compared.	7/240 HIGH STREET THOMASTOWN VIC 3074 December 2007 December 200	7/240 HIGH STREET THOMASTOWN VIC 3074 The see consumer.vic.gov.au/underquoting (*Delete single price or range at the see of consumer.vic.gov.au/underquoting (*Delete single price or range at the see of consumer.vic.gov.au/underquoting (*Delete single price or range at the see of consumer.vic.gov.au/underquoting (*Delete single price or range at the see of consumer.vic.gov.au/underquoting (*Delete single price or range at the see of consumer.vic.gov.au/underquoting (*Delete single price or range at the see of considers) Property type	

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: 28 May 2025



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