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

9 DIPLOMAT DRIVE THOMASTOWN VIC 3074

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	30.30 000	&	\$690,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$699,900	Property type	House	Suburb	Thomastown

30 Jun 2024

Source

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

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale
21 TILBURY STREET THOMASTOWN VIC 3074	\$673,000	05-Jul-24
35 KEMP AVENUE THOMASTOWN VIC 3074	\$670,000	28-Mar-24
5 BARDEN PLACE THOMASTOWN VIC 3074	\$666,000	04-May-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: 08 July 2024



Corelogic

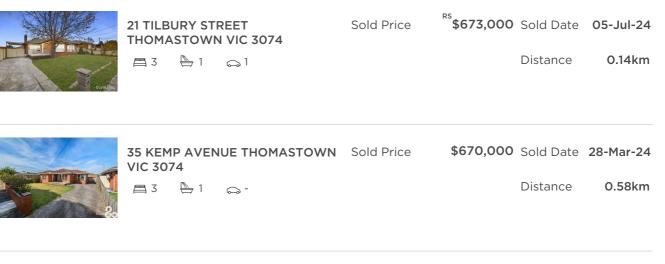
consumer.vic.gov.au



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 5 BARDEN PLACE THOMASTOWN
 Sold Price
 \$666,000
 Sold Date
 04-May-24

 ✓ IC 3074
 ✓ I
 △ 2
 Distance
 0.49km

RS = Recent sale UN = Undisclosed Sale

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