

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

3/76 CEDAR STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/87 THE BOULEVARD THOMASTOWN VIC 3074	\$652,000	25-Feb-25
2/29 DAVID STREET LALOR VIC 3075	\$653,000	09-Dec-24
2/76 CEDAR STREET THOMASTOWN VIC 3074	\$640,000	12-Apr-25

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: 22 April 2025

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1/87 THE BOULEVARD THOMASTOWN VIC 3074

 3  2  2

Sold Price **\$652,000** Sold Date **25-Feb-25**

Distance **0.26km**



2/29 DAVID STREET LALOR VIC 3075

 3  2  2

Sold Price **\$653,000** Sold Date **09-Dec-24**

Distance **0.8km**



2/76 CEDAR STREET THOMASTOWN VIC 3074

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **12-Apr-25**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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