

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

2/13 GRAHAM 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/14 HIGHLANDS ROAD THOMASTOWN VIC 3074	\$461,000	23-Dec-23
4/8 CLARKE STREET THOMASTOWN VIC 3074	\$495,000	13-Nov-23
3/18 NEWTON STREET THOMASTOWN VIC 3074	\$499,000	12-Aug-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: 31 January 2024



**1/14 HIGHLANDS ROAD
 THOMASTOWN VIC 3074**

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Sold Price ^{RS} **\$461,000** Sold Date **23-Dec-23**

Distance **1.43km**



**4/8 CLARKE STREET
 THOMASTOWN VIC 3074**

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Sold Price **\$495,000** Sold Date **13-Nov-23**

Distance **1.48km**



**3/18 NEWTON STREET
 THOMASTOWN VIC 3074**

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Sold Price **\$499,000** Sold Date **12-Aug-23**

Distance **1.53km**

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

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