

Single residential property located outside the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*



Street: 2/72 Thompson Street

Suburb: Sale State: Vic Postcode: 3850

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

Single price: \$ 359,000

Range between: \$ _____ & \$ _____

Median price: \$ 325,000

Property type: Townhouse

Suburb: Sale

Period - From: 06 / 03 / 2024 to: 06 / 02 / 2025 Source: Realestate.com

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1-5 Elgin Street, Sale	\$ 350,000	15 / 02 / 2024
2	14/61-65 Raglan Street, Sale	\$ 345,000	16 / 01 / 2024
3	2/62-64 Barkley Street, Sale	\$ 337,000	17 / 07 / 2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 March 2024