

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building and trees.

RayWhite.

**Statement
of
information**

16 CUMBERLAND CRESCENT, THOMASTOWN, VIC 3074
PREPARED BY JOE TORZILLO, RAY WHITE BUNDOORA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**16 CUMBERLAND CRESCENT,**

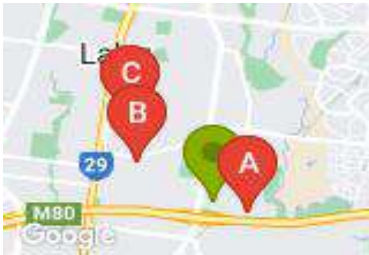
5 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$790,000 to \$870,000**

Provided by: Joe Torzillo , Ray White Bundoora

MEDIAN SALE PRICE

**THOMASTOWN, VIC, 3074**

Suburb Median Sale Price (House)

\$699,900

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**32 PARKLANDS DR, THOMASTOWN, VIC 3074**

3 2 4

Sale Price

***\$825,000**

Sale Date: 08/06/2024

Distance from Property: 475m

**48 CEDAR ST, THOMASTOWN, VIC 3074**

3 1 1

Sale Price

\$852,500

Sale Date: 20/03/2024

Distance from Property: 1.2km

**16 MESSMATE ST, LALOR, VIC 3075**

3 1 2

Sale Price

***\$793,000**

Sale Date: 07/05/2024

Distance from Property: 1.6km



This report has been compiled on 19/06/2024 by Ray White Bundoora. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

16 CUMBERLAND CRESCENT, THOMASTOWN, VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$790,000 to \$870,000


Median sale price

Median price: \$699,900

Property type: House

Suburb: THOMASTOWN

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
32 PARKLANDS DR, THOMASTOWN, VIC 3074	*\$825,000	08/06/2024
48 CEDAR ST, THOMASTOWN, VIC 3074	\$852,500	20/03/2024
16 MESSMATE ST, LALOR, VIC 3075	*\$793,000	07/05/2024

This Statement of Information was prepared on: 19/06/2024