

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 21 Stonehaven Drive, Thomastown

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$650,000 \*House ☒ Suburb Thomastown

Period - From 1<sup>st</sup> Oct 2016 to 17<sup>th</sup> Oct 2017 Source Realestate.com.au

### Comparable property sales

A\* 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
1. 31 Lock wood Grove, Thomastown	\$750,000	14/10/2017
2. 25 Carrington Boulevard, Thomastown	\$716,000	28/10/2017
3. 4 Charlton Place, Thomastown	\$750,000	16/09/2017

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