



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**16B Barnfather Street,  
THOMSON 3219**

### Indicative selling price

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

**Range \$279,000 - \$299,000**

### Median sale price

Median **House** for **THOMSON** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$356,276**

### Comparable property sales

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 the most comparable to the property for sale.

**177 Carr Street,**  
Thomson 3219

**Price \$310,000** Sold 25 July  
2017

**8 Tate Street,**  
Thomson 3219

**Price \$328,000** Sold 25  
November 2017

**1/7 Helmer Crescent,**  
Thomson 3219

**Price \$357,522** Sold 25  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds



1 baths

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



**Peter Norman**

03 5241 1488  
0424 167 567

[peter.norman@hayeswinckle.com.au](mailto:peter.norman@hayeswinckle.com.au)



**Keith Fisher**

03 5241 1488  
0408 944 728

[keith.fisher@hayeswinckle.com.au](mailto:keith.fisher@hayeswinckle.com.au)

[ **hayeswinckle** ]