

### 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 20 Pleasant Road, Thomastown Vic 3074 Including suburb and postcode

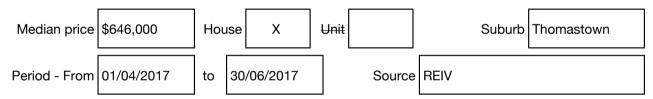
#### Indicative selling price

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

Range between \$770,000

&

#### Median sale price



\$847.000

#### 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 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	28 Pleasant Rd THOMASTOWN 3074	\$840,000	15/07/2017
2	32 Main St THOMASTOWN 3074	\$838,000	11/05/2017
3	60 Dickens St LALOR 3075	\$798,000	22/07/2017

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 six months.

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 20 Pleasant Road, Thomastown Vic 3074

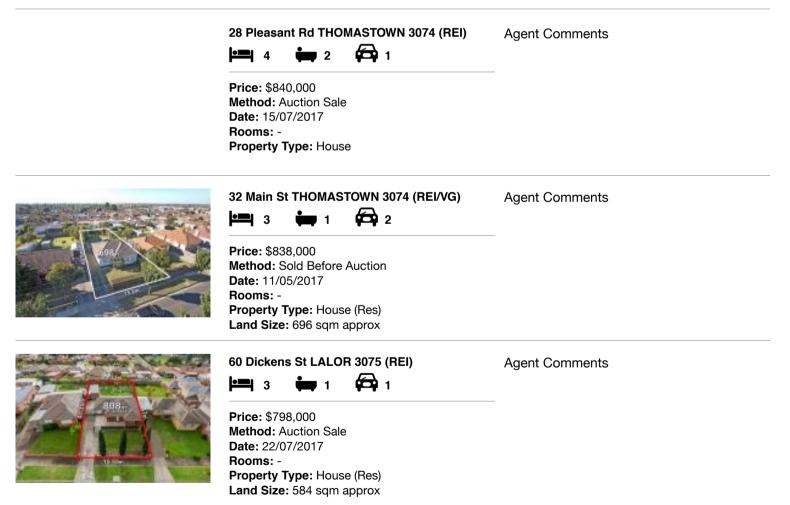






Rooms: Property Type: Agent Comments Indicative Selling Price \$770,000 - \$847,000 Median House Price June quarter 2017: \$646,000

## **Comparable Properties**



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