

## 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  
Including suburb and  
postcode

20 Pleasant Road, Thomastown Vic 3074

#### Indicative selling price

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

Range between \$770,000 & \$847,000

#### Median sale price

Median price \$646,000 House ☒ Unit ☐ Suburb Thomastown

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### 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.~~



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$770,000 - \$847,000  
**Median House Price**  
June quarter 2017: \$646,000

## Comparable Properties

### 28 Pleasant Rd THOMASTOWN 3074 (REI)

Agent Comments



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** House



### 32 Main St THOMASTOWN 3074 (REI/VG)

Agent Comments



**Price:** \$838,000  
**Method:** Sold Before Auction  
**Date:** 11/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



### 60 Dickens St LALOR 3075 (REI)

Agent Comments



**Price:** \$798,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx