

## 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

3 Hampton Court, Thomastown

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

Range Between: \$500,000 & \$550,000

**Median sale price**

Median price \$655,000 \*House ☒ Suburb Thomastown

Period - From 3<sup>rd</sup> Nov 2017 to 1<sup>st</sup> Nov 2018 Source CoreLogic

**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
5 Douglas Court, Thomastown	\$515,000	24/10/2018
25 Chapman Avenue, Thomastown	\$540,000	22/09/2018
23 Oxford Drive, Thomastown	\$530,000	21/09/2018