

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

2/13 Balcombe Court, Thomastown Vic 3074

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range Between: \$445,000 & \$489,500

Median sale price

Median price \$435,000 *Unit X Suburb Thomastown

Period - From 1st Jan 2017 to 1st Jan 2018 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 |
|--|-----------|--------------|
| 1/1-3 Newton Street, Thomastown 3074 | \$498,000 | 11/11/2017 |
| 2/15-19 Falcon Street, Thomastown 3074 | \$485,000 | 06/12/2017 |
| 1/7 Wilgah Street, Thomastown 3074 | \$467,000 | 09/09/2017 |

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