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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

7 Sherwood Drive Thomastown VIC 3074

 4  1  2

## Indicative Selling Price

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

Single Price \$575,000

## Median Sale Price

\$623,000 Houses in Thomastown between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**61 Carrington Boulevard  
Thomastown VIC 3074**

 3  2  2

Sold Price **\$550,000** Sold Date **06-Apr-19**

Distance **0.31km**



**23 Stonehaven Drive Thomastown  
VIC 3074**

 3  1  4

Sold Price **\$565,000** Sold Date **19-Dec-18**

Distance **0.41km**



**4 Uplands Place Thomastown VIC  
3074**

 3  2  1

Sold Price **\$560,000** Sold Date **15-Feb-19**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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