



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/34 Spring Street, THOMASTOWN 3074

Indicative selling price

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

Range \$480,000 - \$528,000

Median sale price

Median **House** for **THOMASTOWN** for period **Aug 2018 - Aug 2019**
Sourced from **Pricefinder**.

\$449,500

Comparable property sales

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 the most comparable to the property for sale.

42 Arndell Street, Thomastown 3074	Price \$500,000 Sold 13 July 2019
1/42 Clarke Street, Thomastown 3074	Price \$495,000 Sold 30 March 2019
1/66 Heyington Avenue , Thomastown 3074	Price \$490,000 Sold 05 July 2019

This Statement of Information was prepared on 11th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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