

## 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 Bates Avenue, Thomastown

### Indicative selling price

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

Range Between: \$550,000 & \$600,000

### Median sale price

Median price \$642,500 \*House ☒ Suburb Thomastown  
Period - From 25 Jan 17 to 24 Jan 18 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
52 Bickley Avenue, Thomastown	\$562,000	03/01/2017
4 Milford Street, Thomastown	\$565,000	07/10/2017
7 Regal Avenue, Thomastown	\$582,000	12/08/2017

Generated 12/01/2018