

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 7 Heather Avenue, Thomastown

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$550,000

*House ☒

Suburb Thomastown

Period - From 1st July 2016 to 17th July 2017

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
24 Banksia Avenue, Thomastown	\$651,000	22/07/2017
24 Pinewood Drive, Thomastown	\$670,000	13/05/2017
24 Lantana Avenue, Thomastown	\$700,000	13/05/2017

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