

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

32 Talbot Avenue, Thomastown

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

Range Between: \$495,000 & \$540,000

Median sale price

Median price \$635,000 *House ☒ Suburb Thomastown

Period - From 01/07/2018 to 30/09/2018 Source REIV

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
25 Chapman Avenue, Thomastown	\$540,000	22/09/2018
333 Dalton Road, Lalor	\$525,100	24/11/2018
5 Douglas Court, Thomastown	\$515,000	24/10/2018

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