

## 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 11 Poplar Street, Thomastown

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$605,000

\*House ☒

Suburb Thomastown

Period - From 1<sup>st</sup> Sept. 2016 to 25<sup>th</sup> Sept. 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
30 Quandong Street, Thomastown	\$750,000	09/09/2017
34 Heyington Avenue, Thomastown	\$717,000	12/08/2017
37 Smith Avenue, Thomastown	\$715,500	22/07/2017

Generated 29/09/2017