

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

35 Arndell Street, Thomastown Vic 3074

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

Range Between:

\$670,000

 &

\$730,000

Median sale price

Median price

\$658,500

 *House

X

 Suburb

Thomastown

Period - From

1st Jan 17

 to

1st 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
30 Cyprus Street, Lalor 3075	\$716,000	17/02/2018
98 Messmate Street, Lalor 3075	\$700,000	24/02/2018
11 Cutler Court, Lalor 3075	\$670,500	09/12/2017

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