

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

40 Brock Street, Thomastown

Indicative selling price

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

Range Between: \$530,000 & \$570,000

Median sale price

Median price \$655,000 *House ☒ Suburb Thomastown

Period - From 01/01/2018 to 31/12/2018 Source CoreLogic

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
3 Cumberland Court, Thomastown	\$600,000	24/11/2018
21 Darebin Drive, Thomastown	\$570,000	24/09/2019
48 Smith Avenue, Thomastown	\$555,000	22/09/2018

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