

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property Offer For Sale

39 Sparks Ave, Thornbury, Vic 3017

### Address:

### Indicative selling price

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

Single price	\$	or range between	\$650,000	&	\$688,000
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### Median sale price

Median price	\$500,000	House		unit	X	Suburb	Thornbury
Period - From	10/2018	to	04/2019	Source	RP Date		

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.