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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 9/69-75 Spring Street, Thomastown

Indicative selling price

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

Range Between:

\$485,000

&

\$510,000

Median sale price

Median price \$650,000

*Unit X

Suburb Thomastown

Period - From 1/3/2017

to 1/3/2018

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
1/3-5 Newton Street Thomastown, 3074	\$498,000	11/11/2017
1/2 Edna Street Thomastown, 3074	\$486,000	07/10/2017
1/4 Poplar Street Thomastown, 3074	\$485,000	22/11/2017

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