

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

16 Bendigo Crescent, Thomastown

Indicative selling price

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

Range Between: \$600,000 & \$645,000

Median sale price

Median price \$652,000 *House ☒ Suburb Thomastown

Period - From July 2017 to June 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
1. 9 Carrington Boulevard, Thomastown	\$600,000	07/07/2018
2. 2 Finch Street, Thomastown	\$625,000	28/04/2018
3. 121 Spring Street, Thomastown	\$640,500	03/03/2018

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