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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

13 Douglas Court Thomastown VIC 3074

 3  1  4

## Indicative Selling Price

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

Single Price \$625,000

## Median Sale Price

\$638,500 Houses in Thomastown between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>161 The Boulevard Thomastown VIC 3074</b>  4  1  4	<sup>RS</sup> <b>\$615,000</b>	Sold Date	<b>12-Mar-19</b>	Distance	<b>0.53km</b>
	<b>90 Messmate Street Lalor VIC 3075</b>  3  1  1	<b>\$615,000</b>	Sold Date	<b>15-Sep-18</b>	Distance	<b>0.78km</b>
	<b>10 Delta Court Thomastown VIC 3074</b>  3  1  1	Sold Price <b>\$616,000</b>	Sold Date	<b>18-Aug-18</b>	Distance	<b>0.91km</b>

RS = Recent sale      UN = Undisclosed Sale

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