

# 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 3 Cumberland Crescent, Thomastown

### Indicative selling price

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

Range Between: \$570,000 & \$620,000

### Median sale price

Median price \$658,500 \*House ☒ Suburb Thomastown  
Period - From 1<sup>st</sup> Oct 2017 to 30<sup>th</sup> Sep 2018 Source CoreLogic

### Comparable property sales

B\*

Generated 26/10/2018