

TOTAL 106m²
PRIVATE OPEN SPACE 40m²

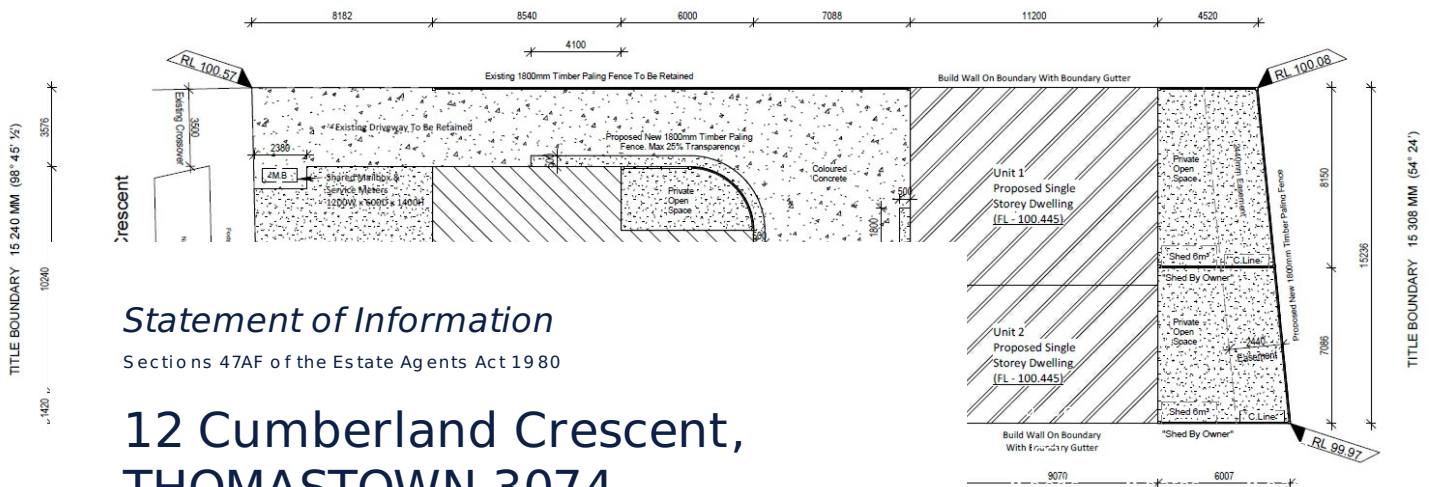
TOTAL 101m²
PRIVATE OPEN SPACE 40m²

PERMEABLE SURFACE AREA 332 m²
47.13%

LEGEND



TITLE BOUNDARY 45 530 MM (8° 45' 1/2")



Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Cumberland Crescent, THOMASTOWN 3074

Indicative selling price

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

Single price \$840,000

Median sale price

Median **House** for **THOMASTOWN** for period **Jul 2017 - Sep 2017**

Sourced from **Realestate.com.au**.

\$601,500

Comparable property sales

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 the most comparable to the property for sale.

11 Belah Street, Price **\$867,000** Sold 29 July 2017
Thomastown 3074

52 The Boulevard, Price **\$831,000** Sold 24 June 2017
Thomastown 3074

3 Larch Street, Price **\$820,000** Sold 24 April 2017
Thomastown 3074

Contact agents

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Bombay Real Estate

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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.