

## 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 101 Edgars Road, Thomastown

### Indicative selling price

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

Range Between:

\$550,000

&

\$600,000

### Median sale price

Median price \$650,000

House ☒

Suburb Thomastown

Period - From April 2017

to March 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. 63 Lincoln Drive, Thomastown	\$575,000	25/11/2017
2. 7 Dent Court, Thomastown	\$595,000	6/3/2018
3. 246 Edgars Road, Thomastown	\$615,000	30/11/2017

Generated 5<sup>th</sup> April 2018