

## 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

96 Gardenia 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: \$570,000 & \$630,000

**Median sale price**

Median price \$655,000 \*House ☒ Suburb Thomastown

Period - From 21/08/2017 to 19/08/2018 Source Realestate.com.au

**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
6 Cranley Place, Thomastown	\$660,000	11/08/2018
41 Travers Street, Thomastown	\$655,000	25/07/2018
57 Mount View Road, Thomastown	\$660,000	05/05/2018

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