

## 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

52 Darebin Drive, Thomastown

**Indicative selling price**

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

Range Between: \$650,000 & \$715,000

**Median sale price**

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

Period - From June 2017 to May 2018 Source Core Logic

**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. 29 Chapman Avenue, Thomastown	\$694,000	19/05/2018
2. 40 Bickley Avenue, Thomastown	\$657,000	09/12/2017
3. 9 Wilgah Street, Thomastown	\$710,000	02/12/2018

Generated 01/06/2018