

## 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

28 Wirraway 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: \$610,000 & \$671,000

**Median sale price**

Median price \$652,000 \*House ☒ Suburb Thomastown

Period - From July 2017 to June 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
8 Venus Court, Thomastown	\$610,000	17/04/2018
28 Alvarado Avenue, Thomastown	\$662,000	24/03/2018
24 Maritana Crescent, Thomastown	\$670,500	25/05/2018

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