

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

3/5 Acacia Street Thomastown 3074

Indicative selling price

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

Single price or range between \$400,000 & \$420,000

Median sale price

Median price \$372,500 *House *unit x Suburb or locality Thomastown
Period - From September 2016 to August 2017 Source Core Logic RP Data

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 2/1 Charles St Thomastown	\$407,000	29/7/17
2. 2B Elm St Thomastown	\$420,000	2/5/17
3. 1/79 The Boulevard, Thomastown	\$399,000	30/5/17