

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

25 Chapman Avenue, Thomastown

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range Between: \$530,000 & \$583,000

Median sale price

Median price \$656,000 *House ☒ Suburb Thomastown

Period - From August 2017 to July 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
28 Bruce Street, Lalor	\$626,000	24/03/2018
6 Leslie Street, Lalor	\$610,000	19/08/2018
176 Dalton Road, Thomastown	\$585,000	13/07/2018