

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

5/23 Alexander Avenue, Thomastown

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

Range Between:

\$270,000

&

\$300,000

Median sale price

Median price

\$419,000

*Unit

X

Suburb

Thomastown

Period - From

01/03/2017

to

01/02/2018

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
1. 4/327 High Street, Thomastown	\$261,500	16/12/2017
2. 3/86 Heyington Avenue, Thomastown	\$310,000	11/12/2017
3. 1/115 High Street, Thomastown	\$316,000	07/10/2017

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