

Statement of Information
**Single residential property located within or outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
including suburb and
postcode

1/12 Edna Street, Thomastown Vic 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price or range between \$ 370,000 & \$ 407,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 459,000 *House *unit Suburb or locality Thomastown
Period - From 01/10/2017 to 31/012/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1/38 Pleasant Road, Thomastown	\$ 420,000	25-Sep-2017
1/115 High Street, Thomastown	\$ 316,000	07-Oct-2017
1/15 Spring Street, Thomastown	\$ 410,000	20-Dec-2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

