

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode	1/5 Pleasant Road, Thomastown Vic 3074
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$469,000
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**Median sale price**

Median price	\$459,000	House		Unit	X	Suburb	Thomastown
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

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

**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	3/7 Wilgah St THOMASTOWN 3074	\$485,000	21/12/2017
2	3/15 Dickens St LALOR 3075	\$461,000	19/12/2017
3	3/29 Newton Cr LALOR 3075	\$456,000	20/02/2018

OR

~~**B\*** 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.~~