

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

11 Stewart Street, Thomastown Vic 3074

**Indicative selling price**

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

Range between

\$1,000,000

&

\$1,100,000

**Median sale price**

Median price

\$662,000

House

X

Unit

Suburb

Thomastown

Period - From

01/01/2018

to

31/03/2018

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	1 Waratah St THOMASTOWN 3074	\$925,000	16/12/2017
2	10 Main St THOMASTOWN 3074	\$923,000	24/03/2018
3	59 Cedar St THOMASTOWN 3074	\$920,000	17/03/2018

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.~~