

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 14 ROCHESTER DRIVE 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 \$* 590,000 & \$649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 654,000 *House X *unit . Suburb or locality THOMASTOWN
Period - From 12/3/2018 to 21/3/2018 Source WWW.REALESTATE.COM.AU

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 29 REGAL AVENUE THOMASTOWN	\$ 601,000	24/2/2018
2 96 DALTON ROAD THOMASTOWN	\$ 615,000	16/12/2017
3 3 BATES AVENUE THOMASTOWN	\$ 627,000	26/2/2018