

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

37 Heather Avenue, Thomastown Vic 3074

**Indicative selling price**

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

Range between

\$595,000

&

\$650,000

**Median sale price**

Median price \$688,000

House

X

Unit

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 | 33 Madera Dr THOMASTOWN 3074   | \$640,000 | 11/12/2017   |
| 2 | 22 Banksia Av THOMASTOWN 3074  | \$620,000 | 18/11/2017   |
| 3 | 246 Edgars Rd THOMASTOWN 3074  | \$615,000 | 30/11/2017   |

**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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median House Price**  
December quarter 2017: \$688,000

## Comparable Properties



**33 Madera Dr THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 11/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 545 sqm approx



**22 Banksia Av THOMASTOWN 3074 (REI/VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx

**246 Edgars Rd THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Sold Before Auction  
**Date:** 30/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 534 sqm approx