

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 34 Gladstone Street, Thomastown

Indicative selling price

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

Single Price

\$650,000

Median sale price

Median price \$658,500

*House

Suburb Thomastown

Period - From 1st Jan 2017 to 31st Dec 2017

Source Realestate.com.au

Comparable property sales

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
22 Tilbury Street, Thomastown	\$590,000	04/10/2017
24 Queenscliff Street, Thomastown	\$670,000	17/03/2018
134 Main Street, Thomastown	\$639,000	17/03/2018

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