

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

3/8 Plane Street, Thomastown Vic 3074

**Indicative selling price**

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

Single price \$542,500

**Median sale price**

Median price \$459,500

House

Unit

X

Suburb

Thomastown

Period - From 01/07/2017

to 30/06/2018

Source REIV

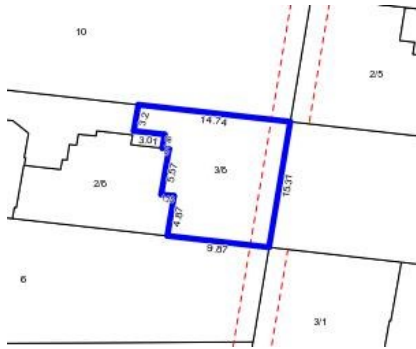
**Comparable property sales (\*Delete A or B below as applicable)**

**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	2a Johnson St THOMASTOWN 3074	\$535,000	28/07/2018
2	1/16 Larch St THOMASTOWN 3074	\$540,000	21/07/2018
3	2/56 William St LALOR 3075	\$500,000	23/02/2018

**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.



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$542,500  
**Median Unit Price**  
Year ending June 2018: \$459,500

## Comparable Properties

**2a Johnson St THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$535,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** Unit



**1/16 Larch St THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 21/07/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 300 sqm approx

**2/56 William St LALOR 3075 (VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 23/02/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)