

## 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 6 Cranley Place, Thomastown

### Indicative selling price

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

Range Between: \$580,000 & \$638,000

### Median sale price

Median price \$655,000 \*House  Suburb Thomastown  
Period - From July 2017 to June 2018 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
2 Glebe Place, Thomastown	\$629,100	09/09/2018
6 Glebe Place, Thomastown	\$625,000	24/02/2018
3 Ryland Place, Thomastown	\$637,000	24/02/2018

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