

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: 11 Leilani Grove, Thomastown

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price: \$620,500 *House Suburb: Thomastown
 Period - From: 1st July 2017 to 17th July 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
19 Dakota Drive, Thomastown	\$680,000	15/06/2017
13 Uplands Place, Thomastown	\$710,000	22/04/2017
40 Victoria Drive, Thomastown	\$700,000	26/02/2017

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