

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

7 Parklands Drive Thomastown VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$860,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

738K

*House

+

*Unit

Suburb

Thomastown

Period - From

01/10/2020

to

31/10/2021

Source

Real Estate.com

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

107 Bickley Avenue, Thomastown, Vic 3074	\$1,001,000	23 OCT 2021
272 Station Street, Thomastown, Vic 3074	\$927,000	23 OCT 2021
17 Highlands Road, Thomastown, Vic 3074	\$1,026,500	10 Aug 2021

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.