

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: 161 The Boulevard Boulevard, Thomastown Vic 3074

Indicative selling price

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

Single price: \$660,000

Median sale price

Median price: \$643,000 House: Unit: Suburb: Thomastown
Period - From: 01/01/2018 to: 31/12/2018 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	68 Cedar St THOMASTOWN 3074	\$670,000	15/12/2018
2	27 Maxwell St LALOR 3075	\$640,000	28/11/2018
3	10 Marcia St THOMASTOWN 3074	\$605,000	15/12/2018

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.~~