

# 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 9 Arndell 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)

Price Range

\$700,000

&

\$720,000

### Median sale price

Median price

\$585,000

Property Type

House

Suburb

Thomastown (3074)

Period - From

19/12/2019

to

19/12/2020

Source

Realestate

### Comparable property sales

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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
26 CURRAJONG STREET, THOMASTOWN VIC 3074	\$676,000	20/07/2019
18 HOWELL STREET, LALOR VIC 3075	\$676,000	07/06/2019
29 ARNDELL STREET, THOMASTOWN VIC 3074	\$700,000	30/04/2019

This Statement of Information was prepared on: 14/01/2020