



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**185 Victoria Drive,  
THOMASTOWN 3074**

### Indicative selling price

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

**Range \$580,000 - \$630,000**

### Median sale price

Median **House** for **THOMASTOWN** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$565,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**91 Main Street,**  
Thomastown 3074

Price **\$600,000** Sold 14  
September 2019

**110 Victoria Drive,**  
Thomastown 307

Price **\$590,000** Sold 24  
August 2019

**24 Wirraway Crescent,**  
Thomastown 3074

Price **\$585,000** Sold 29 July  
2019

This Statement of Information was prepared on 10th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Bundoora

1344-1346 Plenty Road,  
Bundoora VIC 3083

#### Contact agents



Tim Yu  
Ray White

(03) 9468 3010  
0433 666 253  
[tim.yu@raywhite.com](mailto:tim.yu@raywhite.com)

**RayWhite**