



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/38 Pleasant Road,  
THOMASTOWN 3074**

Unit



3 beds



1 baths



1 parking

### Indicative selling price

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

**Single price \$429,000**

### Median sale price

Median **Unit** for **THOMASTOWN** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$358,350**

### 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.

**3/22 Midholm Court,**  
Thomastown 3074

Price **\$425,000** Sold 16 March 2017

**1/20 Arndell Street,**  
Thomastown 3074

Price **\$416,000** Sold

**40 Hurtle Street,**  
Thomastown 3074

Price **\$441,250** Sold 01 May 2017

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.

### Contact agents



**Roy Mangos**  
Stockdale & Leggo

0415 436 559

[rmangos@stockdaleleggo.com.au](mailto:rmangos@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo Reservoir**

966 High Street,  
Reservoir VIC 3073