

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

3/8 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$715,000

House

Unit

X

Suburb

Thornbury

Period - From 01/04/2018

to 30/06/2018

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	1/149 Ballantyne St THORNBURY 3071	\$935,000	21/07/2018
2	1/105 Arthurton Rd NORTHCOTE 3070	\$900,000	26/07/2018
3	3/153 Ballantyne St THORNBURY 3071	\$885,000	02/06/2018

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.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Placed for lifestyle enjoyment, this two bedroom, two bathroom townhouse is close to High Street cafes and Thornbury station. Open plan living extends to an entertaining courtyard while bedrooms share a spacious balcony. Also with powder room/laundry and secure parking.

Comparable Properties

1/149 Ballantyne St THORNBURY 3071
(REI/VG)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 165 sqm approx



1/105 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 26/07/2018

Rooms: -

Property Type: Townhouse (Res)



3/153 Ballantyne St THORNBURY 3071
(REI/VG)

Agent Comments



Price: \$885,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Townhouse (Res)