

Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/8 Ballantyne Street, Thornbury Vic 3071
Including suburb and	
postcode	

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	Hou	ISE	Unit	Х	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.

Add	dress 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.

Account - Jellis Craig | P: 03 8415 6100





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Indicative Selling Price



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)

Rooms:

-- 2

Price: \$935,000 Method: Auction Sale Date: 21/07/2018 Rooms: -

Property Type: Townhouse (Res) Land Size: 165 sqm approx

Agent Comments



1/105 Arthurton Rd NORTHCOTE 3070 (REI)

Price: \$900.000

Method: Sold Before Auction

Date: 26/07/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



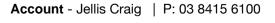
3/153 Ballantyne St THORNBURY 3071

(REI/VG)

Price: \$885,000 Method: Auction Sale Date: 02/06/2018

Property Type: Townhouse (Res)

Agent Comments







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