

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

177A Raleigh Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Thornbury

Period - From 18/10/2018 to 17/10/2019 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	236 Mansfield St THORNBURY 3071	\$1,950,000	21/06/2019
2	21a Brooke St NORTHCOTE 3070	\$1,910,000	22/06/2019
3	21b Brooke St NORTHCOTE 3070	\$1,900,000	01/09/2019

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.~~

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

18/10/2018 - 17/10/2019: \$1,100,000



 4  3  2

Property Type: House

Agent Comments

Comparable Properties

236 Mansfield St THORNBURY 3071 (REI/VG) Agent Comments

 4  2  2

Price: \$1,950,000

Method: Private Sale

Date: 21/06/2019

Property Type: House

Land Size: 475 sqm approx



21a Brooke St NORTHCOTE 3070 (REI/VG) Agent Comments

 3  2  2

Price: \$1,910,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House (Res)



21b Brooke St NORTHCOTE 3070 (REI/VG) Agent Comments

 4  2  1

Price: \$1,900,000

Method: Private Sale

Date: 01/09/2019

Property Type: House

Land Size: 274 sqm approx