

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**324 Victoria Road,  
THORNBURY 3071**

House



3 beds



1 baths

### Indicative selling price

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

**Single price \$1,180,000**

### Median sale price

Median **House** for **T HORNBURY** for period **May 2019 - Oct 2019**

Sourced from **RP DATA**.

**\$1,100,000**

### 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.

**9 Gladhall Avenue,**  
Thornbury 3071

Price **\$1,178,000** Sold 26  
October 2019

**225 Mansfield Street,**  
Thornbury 3071

Price **\$1,150,000** Sold 11  
October 2019

**148 Harold Street,**  
Thornbury 3071

Price **\$1,155,000** Sold 30  
June 2019

This Statement of Information was prepared on 10th Nov 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 RP DATA.

### Biggin & Scott Inner North Northcote

400 High Street,  
Northcote VIC 3070

### Contact agents



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