

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

13/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$810,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb

Thornbury

Period - From 01/01/2019

to 31/03/2019

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	2/66 Collins St THORNBURY 3071	\$850,000	30/03/2019
2	42/85c Clyde St THORNBURY 3071	\$805,000	23/02/2019
3	2/25 Swift St NORTHCOTE 3070	\$800,000	27/11/2018

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.



3 2 2

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$810,000
Median Unit Price
March quarter 2019: \$540,000

Comparable Properties

2/66 Collins St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Townhouse (Res)



42/85c Clyde St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$805,000
Method: Sold Before Auction
Date: 23/02/2019
Rooms: -
Property Type: Townhouse (Res)



2/25 Swift St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Private Sale
Date: 27/11/2018
Rooms: -
Property Type: Townhouse (Res)