

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

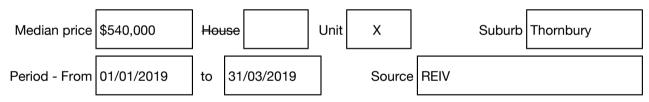
Address Including suburb and postcode 13/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$810,000

Median sale price



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.

Account - Jellis Craig | P: 03 9403 9300

propertydata

Generated: 14/05/2019 09:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments Eric Brown 03 9403 9300 0404 012 483 ericbrown@jelliscraig.com.au

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

Comparable Properties

2/66 Collins St THORNBURY 3071 (REI) 3 🙀 2 🏟 2	Agent Comments
Price: \$850,000 Method: Auction Sale Date: 30/03/2019 Rooms: - Property Type: Townhouse (Res)	
42/85c Clyde St THORNBURY 3071 (REI/VG) 2 2 2 1 Price: \$805,000 Method: Sold Before Auction Date: 23/02/2019 Rooms: - Property Type: Townhouse (Res)	Agent Comments
2/25 Swift St NORTHCOTE 3070 (REI/VG) 2 1 1 1 Price: \$800,000 Method: Private Sale Date: 27/11/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments

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