

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

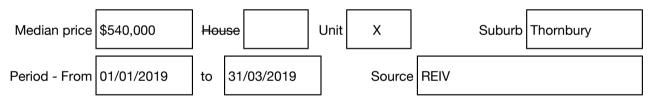
Address Including suburb and postcode 13/337 Station Street, Thornbury Vic 3071

#### 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

Account - Jellis Craig | P: 03 9403 9300

#### 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.

