



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 31 Flinders Street, THORNBURY 3071

### Indicative selling price

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

**Range \$1,400,000 -  
\$1,500,000**

### Median sale price

Median **House** for **T HORNBURY** for period **May 2019 - Sep 2019**  
Sourced from **RP DATA**.

**\$1,100,000**

### Comparable property sales

**143 Ballantyne Street,**  
Thornbury 3071

Price **\$1,844,000** Sold 04  
June 2019

**79 Jenkins Street,**  
Northcote 3070

Price **\$1,825,000** Sold 07  
September 2019

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

This Statement of Information was prepared on 6th Oct 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.

House



4 beds



3 baths



2 parking

### Biggin & Scott Inner North Northcote

400 High Street,  
Northcote VIC 3070

### Contact agents



**Angelo Bafunno**  
Biggin & Scott

0 414 585 777  
[abafunno@bigginscott.com.au](mailto:abafunno@bigginscott.com.au)



**Michael Tomadakis**  
Biggin & Scott

0 431 922 009  
[mtomadakis@bigginscott.com.au](mailto:mtomadakis@bigginscott.com.au)

