

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

116 Rossmoyne Street, Thornbury

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$*880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,180,000

*House

X

*Unit

Suburb

Thornbury

Period - From

08/08/2017

to

08/08/2018

Source

Pricerfinder

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

Address of comparable property	Price	Date of sale
43 Clyde Street, Thornbury	\$ 915,000	23/06/2018
25 Rossmoyne Street Thornbury	\$850,000	12/05/2018
42 Gooch Street Thornbury	\$972,000	21/07/2018