

## 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

1/8 Ballantyne Street, Thornbury Vic 3071

#### Indicative selling price

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

Single price \$1,099,000

#### Median sale price

Median price \$715,000

House

Unit

X

Suburb

Thornbury

Period - From 01/04/2018

to 30/06/2018

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	52 Leinster Gr THORNBURY 3071	\$1,200,000	19/06/2018
2	2/80 Clyde St THORNBURY 3071	\$1,115,000	24/08/2018
3	7/10 Langwells Pde NORTHCOTE 3070	\$1,110,000	04/08/2018

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.



**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

Close to High Street cafes and Thornbury station, this sophisticated three bedroom, two bathroom townhouse enjoys street frontage and a contemporary interior also comprising vast living area with courtyard and smart kitchen. Additionally with two secure parking spaces.

## Comparable Properties



**52 Leinster Gr THORNBURY 3071 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 19/06/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**2/80 Clyde St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$1,115,000

**Method:** Private Sale

**Date:** 24/08/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**7/10 Langwells Pde NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$1,110,000

**Method:** Sold Before Auction

**Date:** 04/08/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

## 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

3/8 Ballantyne Street, Thornbury Vic 3071

#### Indicative selling price

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

Single price \$899,000

#### Median sale price

Median price \$715,000

House

Unit

X

Suburb

Thornbury

Period - From 01/04/2018

to 30/06/2018

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	1/149 Ballantyne St THORNBURY 3071	\$935,000	21/07/2018
2	1/105 Arthurton Rd NORTHCOTE 3070	\$900,000	26/07/2018
3	3/153 Ballantyne St THORNBURY 3071	\$885,000	02/06/2018

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.



**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

Placed for lifestyle enjoyment, this two bedroom, two bathroom townhouse is close to High Street cafes and Thornbury station. Open plan living extends to an entertaining courtyard while bedrooms share a spacious balcony. Also with powder room/laundry and secure parking.

## Comparable Properties

1/149 Ballantyne St THORNBURY 3071  
(REI/VG)

Agent Comments



**Price:** \$935,000

**Method:** Auction Sale

**Date:** 21/07/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 165 sqm approx



1/105 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 26/07/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



3/153 Ballantyne St THORNBURY 3071  
(REI/VG)

Agent Comments



**Price:** \$885,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** Townhouse (Res)