

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

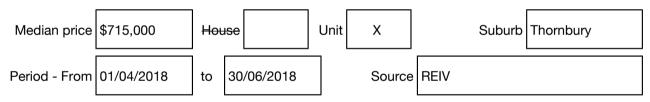
Address Including suburb and postcode 1/8 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$1,099,000

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	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.

Account - Jellis Craig | P: 03 8415 6100

propertydata

Generated: 04/10/2018 14:48

1/8 Ballantyne Street, Thornbury Vic 3071



Sam Rigopoulos 03 9403 9300 0425 834 583

Itistrai



Rooms: Property Type: Townhouse (Res) Agent Comments samrigopoulos@jelliscraig.com.au Indicative Selling Price \$1,099,000 Median Unit Price June quarter 2018: \$715,000

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) 3 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 19/06/2018 Rooms: - Property Type: Townhouse (Single)	Agent Comments
2/80 Clyde St THORNBURY 3071 (REI) 3 2 2 1 Price: \$1,115,000 Method: Private Sale Date: 24/08/2018 Rooms: - Property Type: Townhouse (Single)	Agent Comments
7/10 Langwells Pde NORTHCOTE 3070 (REI/VG) 3 2 2 1 Price: \$1,110,000 Method: Sold Before Auction Date: 04/08/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments

Account - Jellis Craig | P: 03 8415 6100

Generated: 04/10/2018 14:48

REIV Spropertydata



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

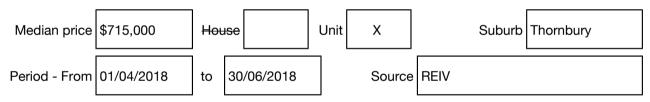
3/8 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$899,000

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	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.

Account - Jellis Craig | P: 03 8415 6100

propertydata

Generated: 04/10/2018 14:42

3/8 Ballantyne Street, Thornbury Vic 3071



Sam Rigopoulos 03 9403 9300 0425 834 583

I distrai



Indicative Selling Price \$899,000 Median Unit Price June quarter 2018: \$715,000

samrigopoulos@jelliscraig.com.au

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) 2 2 2 2 1 Price: \$935,000 Method: Auction Sale Date: 21/07/2018 Rooms: - Property Type: Townhouse (Res) Land Size: 165 sqm approx	Agent Comments
1/105 Arthurton Rd NORTHCOTE 3070 (REI) 2 1 Price: \$900,000 Method: Sold Before Auction Date: 26/07/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments
3/153 Ballantyne St THORNBURY 3071 (REI/VG) 3 2 2 1 Price: \$885,000 Method: Auction Sale Date: 02/06/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REI∕

Generated: 04/10/2018 14:42

propertydata not activ