

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

4/40 Swift Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/10/2018

to

30/09/2019

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	17/37 Woolton Av THORNBURY 3071	\$650,000	02/11/2019
2	1/40 Rathmines St FAIRFIELD 3078	\$646,000	30/11/2019
3	5/267 Rossmoyne St THORNBURY 3071	\$625,000	26/10/2019

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.~~

This Statement of Information was prepared on:

02/12/2019 08:46



Property Type: Apartment

Land Size: 767.002 sqm approx

Agent Comments

Comparable Properties



17/37 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 02/11/2019

Property Type: Apartment



1/40 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$646,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment



5/267 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment