

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

160 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/01/2019

to

31/12/2019

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	2/12 Cormac St PRESTON 3072	\$690,000	09/11/2019
2	1/26 Belgrove St PRESTON 3072	\$683,000	14/09/2019
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:

13/02/2020 15:44

Steve Burke
9818 1888
0448 331 653
sburke@hockingstuart.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2019: \$615,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/12 Cormac St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Townhouse (Res)



1/26 Belgrove St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$683,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Res)

Land Size: 204 sqm approx



5/267 Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment