

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

503/636 HIGH STREET THORNBURY VIC 3071

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

\$435,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

105/114 HELEN STREET NORTHCOTE VIC 3070	445000	17-Feb-24
2/67 KELLETT STREET NORTHCOTE VIC 3070	640000	13-Oct-23
607/8 BREAVINGTON WAY NORTHCOTE VIC 3070	450000	01-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 25 March 2024

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**105/114 HELEN STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price ^{RS} **445000** Sold Date **17-Feb-24**

Distance **1.06km**



**2/67 KELLETT STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price **640000** Sold Date **13-Oct-23**

Distance **1.17km**



**607/8 BREAVINGTON WAY
NORTHCOTE VIC 3070**

 1  1  1

Sold Price ^{RS} **450000** Sold Date **01-Jan-24**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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