

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

3/87A Clyde Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$566,250

Property Type Unit

Suburb Thornbury

Period - From 07/12/2018

to 06/12/2019

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	15/5-7 Kemp St THORNBURY 3071	\$355,000	11/07/2019
2	7/26 Wilmoth St NORTHCOTE 3070	\$404,000	13/10/2019
3	2/26 Wilmoth St NORTHCOTE 3070	\$405,000	24/08/2019

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:

07/12/2019 15:55



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties

15/5-7 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments

 1  1  1

Price: \$355,000

Method: Private Sale

Date: 11/07/2019

Property Type: Apartment



7/26 Wilmoth St NORTHCOTE 3070 (REI/VG)

Agent Comments

 1  1  1

Price: \$404,000

Method: Auction Sale

Date: 13/10/2019

Property Type: Apartment



2/26 Wilmoth St NORTHCOTE 3070 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment