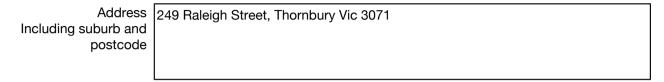
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price	\$1,250,000	Hou	use X	Unit		Suburb	Thornbury
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	213 Raleigh St THORNBURY 3071	\$1,140,000	03/03/2018
2	14 Harry St THORNBURY 3071	\$1,160,000	24/03/2018
3	8 Monash Av THORNBURY 3071	\$1,190,000	17/03/2018

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.













Rooms: 4

Property Type: House (Res) **Land Size:** 376 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 Median House Price Year ending March 2018: \$1,250,000

Comparable Properties



213 Raleigh St THORNBURY 3071 (REI)

-3





Price: \$1,140,000 **Method:** Auction Sale **Date:** 03/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



14 Harry St THORNBURY 3071 (REI/VG)

— 4





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Agent Comments

Price: \$1,160,000 **Method:** Auction Sale **Date:** 24/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 319 sqm approx

8 Monash Av THORNBURY 3071 (REI)

= 3





Agent Comments

Price: \$1,190,000 **Method:** Auction Sale **Date:** 17/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 337 sqm approx

Account - Woodards | P: 03 86812729





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