

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

249 Raleigh Street, Thornbury Vic 3071

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

House

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.

	Address 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.

249 Raleigh Street, Thornbury Vic 3071



3 1 2

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)

Agent Comments

3 1 1

Price: \$1,140,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)



14 Harry St THORNBURY 3071 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

3 1 -

Price: \$1,190,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 337 sqm approx