

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

1/37 Collins 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 \$625,000

Property Type Unit

Suburb Thornbury

Period - From 05/10/2019

to

04/10/2020

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	2/32 Gooch St THORNBURY 3071	\$680,000	11/08/2020
2	14/414-416 High St NORTHCOTE 3070	\$680,000	04/07/2020
3	5/37 Collins St THORNBURY 3071	\$625,000	28/06/2020

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:

05/10/2020 11:37

1/37 Collins Street, Thornbury Vic 3071

LOVE & CO

George Theocharis

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

05/10/2019 - 04/10/2020: \$625,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2/32 Gooch St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 11/08/2020

Property Type: Apartment



14/414-416 High St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Auction Sale

Date: 04/07/2020

Property Type: Apartment



5/37 Collins St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Sold Before Auction

Date: 28/06/2020

Property Type: Apartment

Account - Love & Co



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.