

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

2/360 ST GEORGES ROAD 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2021

to

31 Aug 2022

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

16/30-34 STRETTLE STREET THORNBURY VIC 3071	\$500,000	15-Aug-22
3/122 RENNIE STREET COBURG VIC 3058	\$540,000	16-Mar-22
15/42-44 CLARENDON STREET THORNBURY VIC 3071	\$577,000	30-May-22

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: 01 September 2022



**16/30-34 STRETTLE STREET
THORNBURY VIC 3071**

2 1 2

Sold Price

^{RS}

\$500,000

Sold Date

15-Aug-22

Distance

1.15km



**3/122 RENNIE STREET COBURG
VIC 3058**

2 1 1

Sold Price

\$540,000

Sold Date

16-Mar-22

Distance

1.63km



**15/42-44 CLARENDON STREET
THORNBURY VIC 3071**

2 1 1

Sold Price

\$577,000

Sold Date

30-May-22

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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