

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

3/80 ALSTON COURT 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2021

to

30 Nov 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

213 GILLIES STREET FAIRFIELD VIC 3078	\$1,350,000	30-Aug-22
1/174 DUNDAS STREET THORNBURY VIC 3071	\$1,450,000	30-Jul-22
29A SWIFT STREET NORTHCOTE VIC 3070	\$1,505,000	20-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 December 2022



213 GILLIES STREET FAIRFIELD VIC 3078 Sold Price **\$1,350,000** Sold Date **30-Aug-22**

4 2 2

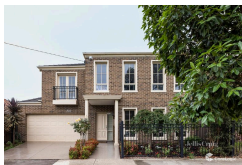
Distance **1.65km**



1/174 DUNDAS STREET THORBURY VIC 3071 Sold Price **\$1,450,000** Sold Date **30-Jul-22**

3 3 2

Distance **0.46km**



29A SWIFT STREET NORTHCOTE VIC 3070 Sold Price **\$1,505,000** Sold Date **20-May-22**

3 2 3

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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