

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

3/37 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Thornbury

Period - From 01/01/2021

to 31/03/2021

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.

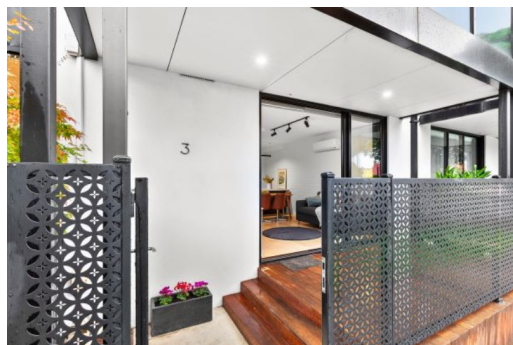
	Address of comparable property	Price	Date of sale
1	1/37 Collins St THORNBURY 3071	\$703,000	28/10/2020
2	8/111 Beaconsfield Pde NORTHCOTE 3070	\$687,000	26/11/2020
3	6/12 Ballantyne St THORNBURY 3071	\$650,000	14/04/2021

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:

26/04/2021 13:33



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Property Type: Apartment

Agent Comments

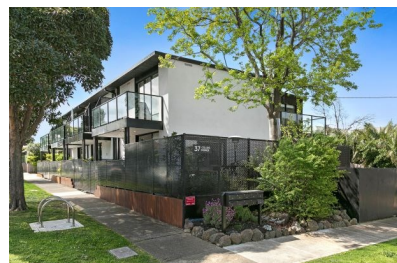
Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

March quarter 2021: \$725,000

Comparable Properties



1/37 Collins St THORNBURY 3071 (REI)

Agent Comments

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Price: \$703,000

Method: Auction Sale

Date: 28/10/2020

Property Type: Apartment



8/111 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$687,000

Method: Private Sale

Date: 26/11/2020

Property Type: Apartment



6/12 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

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Price: \$650,000

Method: Sold Before Auction

Date: 14/04/2021

Property Type: Apartment