

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

3/47 Martin Street 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Flats

Suburb

Thornbury

Period-from

01 Mar 2021

to

28 Feb 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

2/14 Ballantyne Street Thornbury VIC 3071	\$355,000	28-Sep-21
7/13-15 Hutton Street Thornbury VIC 3071	\$366,000	29-Jun-21
8/18 Pender Street Thornbury VIC 3071	\$326,000	29-Jan-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 March 2022



2/14 Ballantyne Street Thornbury VIC 3071

Sold Price

\$355,000

Sold Date

28-Sep-21



1



1



1

Distance

0.54km



7/13-15 Hutton Street Thornbury VIC 3071

Sold Price

\$366,000

Sold Date

29-Jun-21



1



1



1

Distance

0.69km



8/18 Pender Street Thornbury VIC 3071

Sold Price

^{RS} **\$326,000**

Sold Date

29-Jan-22



1



1



1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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