#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	203/690 High Street, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$400,000	&	\$420,000
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#### Median sale price

Median price	\$540,000	Pro	perty Type U	Init		Suburb	Thornbury
Period - From	03/02/2024	to	02/02/2025	So	ource	Property	v Data

#### 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	104/550 High St NORTHCOTE 3070	\$430,000	15/08/2024
2	203/2-6 Mccutcheon St NORTHCOTE 3070	\$422,500	04/10/2024
3	3/332 High St NORTHCOTE 3070	\$417,000	09/10/2024

#### 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:	03/02/2025 18:51





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> **Indicative Selling Price** \$400,000 - \$420,000 **Median Unit Price** 03/02/2024 - 02/02/2025: \$540,000



Property Type: Apartment **Agent Comments** 

### Comparable Properties



104/550 High St NORTHCOTE 3070 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 15/08/2024

Property Type: Apartment

**Agent Comments** 



203/2-6 Mccutcheon St NORTHCOTE 3070 (REI)





**Agent Comments** 

Price: \$422,500 Method: Private Sale Date: 04/10/2024

Rooms: 2

Property Type: Apartment

3/332 High St NORTHCOTE 3070 (REI/VG)





**Agent Comments** 

Price: \$417,000 Method: Private Sale Date: 09/10/2024 Property Type: Unit

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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