

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

203/690 High Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Thornbury

Period - From 03/02/2024 to 02/02/2025 Source Property 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



Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 15/08/2024

Property Type: Apartment



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