

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

1/20 STRETTLE 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

\$1,155,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/18A STRETTLE STREET THORNBURY VIC 3071	\$1,180,000	02-Mar-24
4/59 MILLER STREET THORNBURY VIC 3071	\$1,160,000	02-Dec-23
3 GRANT STREET COBURG VIC 3058	\$1,200,000	26-Oct-23

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: 21 March 2024



3/18A STRETTLE STREET THORNBURY VIC 3071

3 2 2

Sold Price ^{RS} **\$1,180,000** Sold Date **02-Mar-24**

Distance **0.04km**



4/59 MILLER STREET THORNBURY VIC 3071

3 2 1

Sold Price **\$1,160,000** Sold Date **02-Dec-23**

Distance **0.84km**



3 GRANT STREET COBURG VIC 3058

3 3 2

Sold Price **\$1,200,000** Sold Date **26-Oct-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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