

## 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

3/265 Rossmoyne Street Thornbury VIC 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,750

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2018

to

30 Nov 2019

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4/107 Flinders Street Thornbury VIC 3071 | \$510,000 | 05-Oct-19 |
| 3/81 Flinders Street Thornbury VIC 3071  | \$557,500 | 13-Sep-19 |
| 6/81 Flinders Street Thornbury VIC 3071  | \$475,000 | 05-Oct-19 |

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: 18 December 2019



**4/107 Flinders Street Thornbury VIC 3071**

 2  1  1

Sold Price **\$510,000** Sold Date **05-Oct-19**

Distance **0.64km**



**3/81 Flinders Street Thornbury VIC 3071**

 2  1  1

Sold Price **\$557,500** Sold Date **13-Sep-19**

Distance **0.94km**



**6/81 Flinders Street Thornbury VIC 3071**

 2  1  1

Sold Price **\$475,000** Sold Date **05-Oct-19**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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