

STATEMENT OF INFORMATION

402/85 HUTTON STREET, THORNBURY, VIC 3071

PREPARED BY ROB D'AGOSTINO, FIRST NATIONAL ADIO, PHONE: 0438248591



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



402/85 HUTTON STREET, THORNBURY,

 3  2  1

Indicative Selling Price

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

Price Range: 750,000 to 800,000

Provided by: Rob D'Agostino, First National Adio

MEDIAN SALE PRICE



THORNBURY, VIC, 3071

Suburb Median Sale Price (Unit)

\$505,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



9/42 CLARENDON ST, THORNBURY, VIC 3071

 3  1  1

Sale Price

\$756,000

Sale Date: 16/02/2018

Distance from Property: 1km



11/4 AUSTRAL AVE, PRESTON, VIC 3072

 2  2  2

Sale Price

***\$753,000**

Sale Date: 17/02/2018

Distance from Property: 807m



12/39 MT PLEASANT RD, PRESTON, VIC 3072

 3  2  2

Sale Price

\$760,000

Sale Date: 16/12/2017

Distance from Property: 1.7km



This report has been compiled on 16/05/2018 by First National Real Estate - Adio. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

402/85 HUTTON STREET, THORNBURY, VIC 3071

Indicative selling price

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

Price Range:

750,000 to 800,000

Median sale price

Median price

\$505,000

House

Unit

X


Suburb

THORNBURY

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
9/42 CLARENDON ST, THORNBURY, VIC 3071	\$756,000	16/02/2018
11/4 AUSTRAL AVE, PRESTON, VIC 3072	*\$753,000	17/02/2018
12/39 MT PLEASANT RD, PRESTON, VIC 3072	\$760,000	16/12/2017