STATEMENT OF INFORMATION

402/85 HUTTON STREET, THORNBURY, VIC 3071 PREPARED BY ROB D'AGOSTINO, FIRST NATIONAL ADIO, PHONE: 0438248591





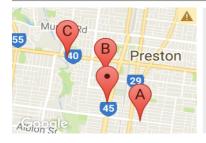


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



THORNBURY, VIC, 3071

Suburb Median Sale Price (Unit)

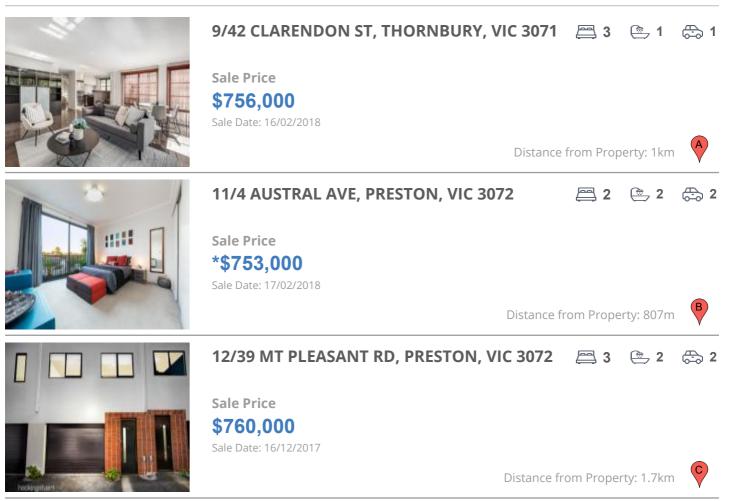
\$505,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

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.



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

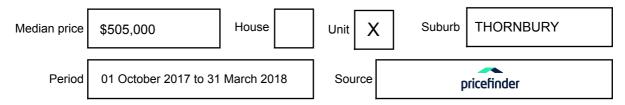
Indicative selling price

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

Price Range:

750,000 to 800,000

Median sale price



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