

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

6/101 St David 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2019

to

31 Oct 2020

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

4/8 Murray Street Thornbury VIC 3071	\$340,000	28-Oct-20
8/15 Rennie Street Thornbury VIC 3071	\$311,000	25-Jul-20

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: 26 November 2020



4/8 Murray Street Thornbury VIC 3071

Sold Price ^{RS} **\$340,000** ^{UN} Sold Date **28-Oct-20**

1 1 1

Distance **0.89km**

Notes from your agent

ground floor, 53m2



8/15 Rennie Street Thornbury VIC 3071

Sold Price **\$311,000** Sold Date **25-Jul-20**

1 1 1

Distance **1.18km**

Notes from your agent

upper floor, 50m2

RS = Recent sale **UN** = Undisclosed Sale

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