

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

3/135 Raleigh Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$715,000

House

Unit

X

Suburb

Thornbury

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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 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
1		
2		
3		

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 six months.

3/135 Raleigh Street, Thornbury Vic 3071



 2  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Neat and tidy ground floor 2 bedroom apartment with a large courtyard, 2 bedrooms, bathroom with laundry facilities, entry hallway and within very easy access to High St tram, train, shops, cafes, restaurants.

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

June quarter 2018: \$715,000

Comparable Properties

9/77 Pender St THORNBURY 3071 (REI/VG)

 2  1  1

Price: \$485,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit

Agent Comments

Older apartment on the first floor with no courtyard. No hallway entry.



3/14 Smith St THORNBURY 3071 (REI)

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 13/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

Updated apartment of a similar size but without a courtyard and in a larger building.

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 six months.