## Statement of Information

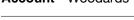
## Single residential property located in the Melbourne metropolitan area

		Section 47AF						F of the Estate Agents Act 1980		
Property offere	d for s	sale								
Address Including suburb and postcode		3/135 Raleigh Street, Thornbury Vic 3071								
Indicative sellir	ng prid	се								
For the meaning o	of this p	orice see	consi	umer.vic.gov.a	au/under	quoting				
Range between \$480,		8 \$520,000								
Median sale pri	се									
Median price \$	House			Unit	Х		Suburb	hornbury		
Period - From 0	1/04/2	018	to	30/06/2018		Source	REIV	,		
Comparable pro	operty	/ sales (*	'Dele	ete A or B b	elow as	applica	ble)			
	hat the	estate ag						perty for sale i be most com	n the last six parable to the	
Address of comparable property								Price	Date of sale	
1										
2										
(									1	

OR

3

**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.





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Rooms: 3

Property Type: Unit Agent Comments

**Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** June quarter 2018: \$715,000

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.

## Comparable Properties

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

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**60)** 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)

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Agent Comments

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

Price: \$520,000 Method: Private Sale Date: 13/04/2018

Rooms: -

Property Type: Apartment

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.

Account - Woodards | P: 03 86812729 | F: 0394821491





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