

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

7/14 Hutton 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

\$640,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2020

to

31 May 2021

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

1/77 Pender Street Thornbury VIC 3071	\$335,000	11-Jun-21
2/602 Bell Street Preston VIC 3072	\$320,000	19-Apr-21

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: 28 June 2021



1/77 Pender Street Thornbury VIC 3071

Sold Price

^{RS}

\$335,000

Sold Date

11-Jun-21



1



1



1

Distance

0.96km



2/602 Bell Street Preston VIC 3072

Sold Price

\$320,000

Sold Date

19-Apr-21



1



1



1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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