

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

2/137 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,499

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/39 MARTIN STREET THORNBURY VIC 3071	\$650,000	13-May-23
2/139 HUTTON STREET THORNBURY VIC 3071	\$669,000	29-May-23
3/139 HUTTON STREET THORNBURY VIC 3071	\$660,000	21-Apr-23

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: 16 August 2023



1/39 MARTIN STREET THORNBURY VIC 3071 Sold Price **\$650,000** Sold Date **13-May-23**

2 1 1

Distance **1.42km**



2/139 HUTTON STREET THORNBURY VIC 3071 Sold Price **\$669,000** Sold Date **29-May-23**

2 1 1

Distance **0.01km**



3/139 HUTTON STREET THORNBURY VIC 3071 Sold Price **\$660,000** Sold Date **21-Apr-23**

2 1 1

Distance **0.01km**

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

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