

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

10 Tharratt 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Thornbury

Period-from

01 Dec 2020

to

30 Nov 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

65 Woolton Avenue Thornbury VIC 3071	\$1,323,000	12-Nov-21
72 Raleigh Street Thornbury VIC 3071	\$1,160,000	20-Nov-21
15 Brighton Avenue Preston VIC 3072	\$1,230,000	13-Aug-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: 16 December 2021



65 Woolton Avenue Thornbury VIC 3071

Sold Price ^{RS} **\$1,323,000** ^{UN} Sold Date **12-Nov-21**

3 1 1

Distance **1.49km**



72 Raleigh Street Thornbury VIC 3071

Sold Price ^{RS} **\$1,160,000** Sold Date **20-Nov-21**

3 1 -

Distance **0.59km**



15 Brighton Avenue Preston VIC 3072

Sold Price **\$1,230,000** Sold Date **13-Aug-21**

3 1 1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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