

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

87/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$728,500

Property Type Unit

Suburb Thornbury

Period - From 01/04/2022

to 30/06/2022

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	102/57 Station St FAIRFIELD 3078	\$629,000	04/09/2022
2	112/44 Gillies St FAIRFIELD 3078	\$617,000	17/09/2022
3	12/105 Dundas St PRESTON 3072	\$565,000	19/05/2022

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.~~

This Statement of Information was prepared on:

29/09/2022 10:03

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Indicative Selling Price

\$580,000

Median Unit Price

June quarter 2022: \$728,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



102/57 Station St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$629,000

Method: Private Sale

Date: 04/09/2022

Property Type: Apartment



112/44 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

2 2 1

Price: \$617,000

Method: Private Sale

Date: 17/09/2022

Property Type: Apartment



12/105 Dundas St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment

Account - Love & Co