

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

14/6 Francis Grove, Thornbury 3071

Indicative selling price

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

Single price \$319,000 or range between &

Median sale price

Median price \$490,000 *House *unit x Suburb or locality Thornbury
Period - From August 2016 to July 2017 Source Core Logic RP Data

Comparable property sales

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. 9/55 Pender St Thornbury	\$311,100	3/3/17
2. 12/45 Woolton Ave Thornbury	\$328,000	15/7/17
3. 7/14 Hutton St Thornbury	\$295,000	1/2/17