

## 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

3/37 Collins Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$580,000

#### Median sale price

Median price \$650,000

House

Unit

X

Suburb Thornbury

Period - From 01/07/2017

to

30/09/2017

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 | 3/31 Clapham St THORNBURY 3071 | \$600,000 | 20/05/2017   |
| 2 | 7/47 Collins St THORNBURY 3071 | \$580,000 | 15/07/2017   |
| 3 | 4/2 Dundas St THORNBURY 3071   | \$540,000 | 23/09/2017   |

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.~~



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$580,000  
**Median Unit Price**  
September quarter 2017: \$650,000

## Comparable Properties



**3/31 Clapham St THORNBURY 3071 (REI)**

**Agent Comments**

2   1   1

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** Unit

**7/47 Collins St THORNBURY 3071 (REI)**

**Agent Comments**

2   1   1

**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** Villa



**4/2 Dundas St THORNBURY 3071 (REI)**

**Agent Comments**

2   1   1

**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Apartment