

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

173 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,514,444

Property Type

House

Suburb

Thornbury

Period - From

01/07/2024

to

30/09/2024

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	94 Speight St THORNBURY 3071	\$1,310,000	03/10/2024
2	41 Darebin Rd THORNBURY 3071	\$1,345,000	21/09/2024
3	149 Collins St THORNBURY 3071	\$1,275,000	31/08/2024

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:

21/10/2024 11:40



3 1 2

Rooms: 6
Property Type: House
Land Size: 539 sqm approx
Agent Comments

Comparable Properties



94 Speight St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,310,000
Method: Sold Before Auction
Date: 03/10/2024
Property Type: House (Res)



41 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,345,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)



149 Collins St THORNBURY 3071 (REI)

Agent Comments

3 1 3

Price: \$1,275,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 526 sqm approx