

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

4/31 Woolton Avenue 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2018

to

31 Aug 2019

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

8/14 Kemp Street Thornbury VIC 3071	\$480,000	04-Jun-19
3/54 Emmaline Street Northcote VIC 3070	\$490,000	25-May-19
15/25-27 Martin Street Thornbury VIC 3071	\$486,000	03-Aug-19

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: 18 September 2019



8/14 Kemp Street Thornbury VIC 3071

 2  1  1

Sold Price **\$480,000** Sold Date **04-Jun-19**

Distance **0.1km**



3/54 Emmaline Street Northcote VIC 3070

 2  1  1

Sold Price **\$490,000** Sold Date **25-May-19**

Distance **0.35km**



15/25-27 Martin Street Thornbury VIC 3071

 2  1  1

Sold Price ^{RS} **\$486,000** Sold Date **03-Aug-19**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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