

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

109a Clyde 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

\$893,000

Property Type

Townhouse

Suburb

Thornbury

Period - From

01/02/2021

to

31/01/2022

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	182b Mitchell St NORTHCOTE 3070	\$1,510,000	07/10/2021
2	24 Erval Av PRESTON 3072	\$1,430,000	14/12/2021
3	2/177 Station St FAIRFIELD 3078	\$1,338,000	07/08/2021

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:

01/02/2022 11:53

109a Clyde Street, Thornbury Vic 3071

LOVE & CO

George Theocharis

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Indicative Selling Price

\$1,400,000

Median Townhouse Price

01/02/2021 - 31/01/2022: \$893,000



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



182b Mitchell St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$1,510,000

Method: Sold Before Auction

Date: 07/10/2021

Property Type: House (Res)



24 Erval Av PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$1,430,000

Method: Sold Before Auction

Date: 14/12/2021

Property Type: Townhouse (Res)



2/177 Station St FAIRFIELD 3078 (REI)

Agent Comments

3 2 1

Price: \$1,338,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Account - Love & Co



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