

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

1/37 Clapham Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$520,000

&

\$572,000

Median sale price

Median price \$554,000

House

Unit

X

Suburb Thornbury

Period - From 01/07/2016

to

30/06/2017

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	210/231 St Georges Rd NORTHCOTE 3070	\$555,000	16/06/2017
3	1/13 Mansfield St THORNBURY 3071	\$525,500	11/02/2017

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.

1/37 Clapham Street, Thornbury Vic 3071



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Indicative Selling Price

\$520,000 - \$572,000

Median Unit Price

Year ending June 2017: \$554,000



2 1 Under ground

Rooms:

Property Type: Apartment

Agent Comments

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

210/231 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 16/06/2017

Rooms: -

Property Type: Apartment



1/13 Mansfield St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$525,500

Method: Auction Sale

Date: 11/02/2017

Rooms: -

Property Type: Apartment