

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

46 Hammond Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Thornbury

Period - From 01/04/2018

to

30/06/2018

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	27 Harry St THORNBURY 3071	\$1,135,000	29/03/2018
2	46 Collins St THORNBURY 3071	\$1,075,000	23/05/2018
3	18 Jones St THORNBURY 3071	\$1,055,000	12/05/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 610.285 sqm approx

Agent Comments

Comparable Properties



27 Harry St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,135,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: House (Res)

46 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 23/05/2018

Rooms: 5

Property Type: House (Res)



18 Jones St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 12/05/2018

Rooms: -

Property Type: House