

## 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

8/6 Francis Grove, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$329,000

#### Median sale price

Median price

\$630,000

House

Unit

X

Suburb

Thornbury

Period - From

01/01/2018

to

31/12/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

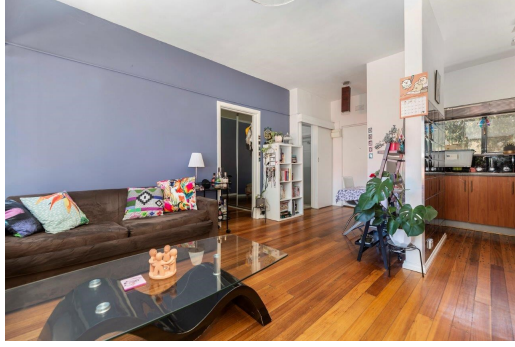
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

8/6 Francis Grove, Thornbury Vic 3071



 1  1 

**Rooms:** 2

**Property Type:** Strata Unit/Flat

**Land Size:** Strata sqm approx

**Agent Comments**

**Indicative Selling Price**

\$329,000

**Median Unit Price**

Year ending December 2018: \$630,000

## Comparable Properties

15/87a Clyde St THORNBURY 3071 (VG)

**Agent Comments**

 1  -  -

**Price:** \$315,000

**Method:** Sale

**Date:** 03/01/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



12/9 Kemp St THORNBURY 3071 (REI/VG)

**Agent Comments**

 1  1  2

**Price:** \$300,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** -

**Property Type:** Apartment

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.