

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

4/98 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$760,000

&

\$800,000

Median sale price

Median price \$668,000

Property Type Unit

Suburb Thornbury

Period - From 21/09/2021

to

20/09/2022

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	2/317 Rossmoyne St THORNBURY 3071	\$830,000	15/08/2022
2	7/137 Flinders St THORNBURY 3071	\$780,000	11/09/2022
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.~~

This Statement of Information was prepared on:

21/09/2022 10:33



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$760,000 - \$800,000

Median Unit Price

21/09/2021 - 20/09/2022: \$668,000

Comparable Properties



2/317 Rossmoyne St THORNBURY 3071 (REI) Agent Comments

2 1 2

Price: \$830,000

Method: Private Sale

Date: 15/08/2022

Property Type: Villa



7/137 Flinders St THORNBURY 3071 (REI) Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 11/09/2022

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.

Account - Love & Co