

301/679-685 High Street, Thornbury Vic 3071



1 Bed 1 Bath 1 Car
Property Type: -
Indicative Selling Price
 \$429,000
Median House Price
 Year ending September 2020:
 \$680,000

Comparable Properties



9/33 Woolton Avenue, Thornbury 3071

1 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 04/12/2020
Property Type: Apartment
Agent Comments: Older style unit. Slightly smaller Comparable property



21/337 Station Street, Thornbury 3071 (REI)

1 Bed 1 Bath 1 Car
Price: \$443,000
Method: Sold Before Auction
Date: 28/10/2020
Property Type: Unit
Agent Comments: Similar location, internal size and condition. Apartment has a courtyard.



307/121-125 Victoria Road, Northcote 3070 (REI)

1 Bed 1 Bath 1 Car
Price: \$425,000
Method: Sold Before Auction
Date: 23/10/2020
Property Type: Apartment
Agent Comments: Similar apartment, condition and size. Inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

301/679-685 High Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$680,000

Unit

x

Suburb

Thornbury

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales

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
9/33 Woolton Avenue, THORNBURY 3071	\$420,000	04/12/2020
21/337 Station Street, THORNBURY 3071	\$443,000	28/10/2020
307/121-125 Victoria Road, NORTHCOTE 3070	\$425,000	23/10/2020

This Statement of Information was prepared on:

18/11/2020 08:36