

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

502/636 High Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

208/5 Beavers Road Northcote VIC 3070	\$505,000	13-Jul-20
105/138 Darebin Road Northcote VIC 3070	\$525,000	10-Jul-20
1C/168 Victoria Road Northcote VIC 3070	\$498,000	03-Sep-20

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 6 months.~~

This Statement of Information was prepared on: 16 November 2020



208/5 Beavers Road Northcote VIC 3070 Sold Price **\$505,000** Sold Date **13-Jul-20**

1 1 -

Distance **0.77km**



105/138 Darebin Road Northcote VIC 3070 Sold Price **\$525,000** Sold Date **10-Jul-20**

2 1 1

Distance **0.93km**



1C/168 Victoria Road Northcote VIC 3070 Sold Price **\$498,000** Sold Date **03-Sep-20**

2 1 1

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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