

# 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

1/8-10 Martin Street, Thornbury Vic 3071

### Indicative selling price

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

Range between \$490,000

&

\$530,000

### Median sale price

Median price \$568,500

Property Type Unit

Suburb Thornbury

Period - From 01/07/2023

to

30/09/2023

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	1/198 Raleigh St THORNBURY 3071	\$550,000	20/05/2023
2	3/52 Gadd St NORTHCOTE 3070	\$496,000	21/08/2023
3	110/227 St Georges Rd NORTHCOTE 3070	\$490,000	14/08/2023

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:

03/11/2023 09:20

1/8-10 Martin Street, Thornbury Vic 3071

LOVE & CO

Eric Brown

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**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

September quarter 2023: \$568,500



1 bed 1 bath 2 car

**Property Type:** Villa unit

Agent Comments

## Comparable Properties



1/198 Raleigh St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$550,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Unit



3/52 Gadd St NORTHCOTE 3070 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$496,000

**Method:** Private Sale

**Date:** 21/08/2023

**Property Type:** Townhouse (Single)



110/227 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 14/08/2023

**Property Type:** Apartment

Account - Love & Co



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