

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

2/9 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$845,000

Property Type

Townhouse

Suburb

Thornbury

Period - From

25/09/2022

to

24/09/2023

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	2/280 Mansfield St THORNBURY 3071	\$845,000	23/09/2023
2	2/215 Separation St NORTHCOTE 3070	\$865,000	01/09/2023
3	5/54 Clarendon St THORNBURY 3071	\$837,500	16/09/2023

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:

25/09/2023 08:55

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Indicative Selling Price

\$880,000

Median Townhouse Price

25/09/2022 - 24/09/2023: \$845,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

2/280 Mansfield St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method:

Date: 23/09/2023

Property Type: Townhouse (Single)



2/215 Separation St NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$865,000

Method: Private Sale

Date: 01/09/2023

Property Type: Townhouse (Single)



5/54 Clarendon St THORNBURY 3071 (REI)

Agent Comments

2 2 1

Price: \$837,500

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)

Land Size: 96.92 sqm approx

Account - Love & Co