



3 2 2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
March quarter 2017: \$1,256,000

## Comparable Properties

### 93 St David St THORNBURY 3071 (REI)

3 1 1

**Agent Comments**

Close comparison in land size although this needed updating.

**Price:** \$1,135,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 359 sqm approx



### 104 Mansfield St THORNBURY 3071 (REI)

3 1 1

**Agent Comments**

This required renovations/updating. Further away from High Street

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 413 sqm approx



### 29 Speight St THORNBURY 3071 (REI)

2 1 2

**Agent Comments**

Needs updating. Semi detached 452m2 block

**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 29/06/2017  
**Rooms:** -  
**Property Type:** House

## 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

31 Raleigh 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

\$1,050,000

&

\$1,150,000

#### Median sale price

Median price

\$1,256,000

House

X

Suburb

Thornbury

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
93 St David St THORNBURY 3071	\$1,135,000	24/06/2017
104 Mansfield St THORNBURY 3071	\$1,080,000	08/04/2017
29 Speight St THORNBURY 3071	\$1,005,000	29/06/2017