

101/133 Miller Street, Thornbury Vic 3071



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

Year ending March 2022: \$690,000

Comparable Properties



1/95 Raleigh Street, Thornbury 3071 (REI)

1 Bed 1 Bath 1 Car

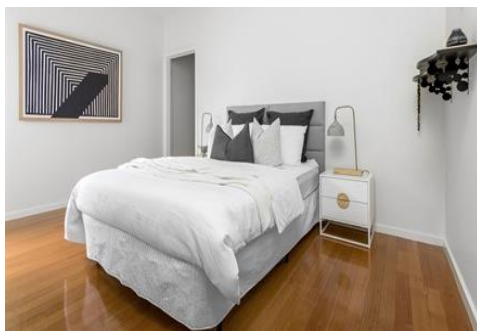
Price: \$473,000

Method: Auction Sale

Date: 10/04/2022

Property Type: Apartment

Agent Comments: Ground floor apartment with courtyard, smaller internally.



1/629 High Street, Thornbury 3071 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$465,500

Method: Private Sale

Date: 13/04/2022

Property Type: Unit

Agent Comments: One bedroom apartment above shop front facade. Small boutique block. Comparable.



206/202 Beavers Road, Northcote 3070 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$450,000

Method: Sold before Auction

Date: 01/03/2022

Property Type: Unit

Agent Comments: Modern apartment with contemporary fit out, larger development.

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

101/133 Miller Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$690,000 Unit x Suburb Thornbury

Period - From 01/04/2021 to 31/03/2022 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
1/95 Raleigh Street, THORNBURY 3071	\$473,000	10/04/2022
1/629 High Street, THORNBURY 3071	\$465,500	13/04/2022
206/202 Beavers Road, NORTHCOTE 3070	\$450,000	01/03/2022

This Statement of Information was prepared on:

08/07/2022