

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

5/12 FRANCIS GROVE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2021

to

31 Aug 2022

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

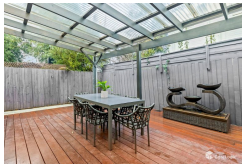
7/12 FRANCIS GROVE THORNBURY VIC 3071	\$926,000	25-Jun-22
4/121 DAREBIN ROAD THORNBURY VIC 3071	\$730,000	02-May-22
3/54 CLARENDON STREET THORNBURY VIC 3071	\$855,000	15-Jun-22

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: 30 September 2022

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7/12 FRANCIS GROVE THORNBURY VIC 3071 Sold Price **\$926,000** Sold Date **25-Jun-22**

2 2 2

Distance **0.01km**



4/121 DAREBIN ROAD THORNBURY VIC 3071 Sold Price **\$730,000** Sold Date **02-May-22**

2 1 1

Distance **0.21km**



3/54 CLARENDON STREET THORNBURY VIC 3071 Sold Price **\$855,000** Sold Date **15-Jun-22**

2 2 1

Distance **0.47km**

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

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