

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

188 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Thornbury

Period - From 01/01/2022

to 31/03/2022

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	80 Harold St THORBURY 3071	\$1,057,500	27/11/2021
2	103 Hutton St THORBURY 3071	\$975,000	07/05/2022
3			

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:

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Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

March quarter 2022: \$1,560,000



3 1 1

Property Type: House

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



80 Harold St THORNBURY 3071 (REI)

Agent Comments

3 1 -

Price: \$1,057,500

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 312 sqm approx

103 Hutton St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$975,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 233 sqm approx

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.

Account - Love & Co