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	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$960,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$1,560,000	Pro	operty Type	Hou	ise		Suburb	Thornbury
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	80 Harold St THORNBURY 3071	\$1,057,500	27/11/2021
2	103 Hutton St THORNBURY 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:

23/05/2022 12:48



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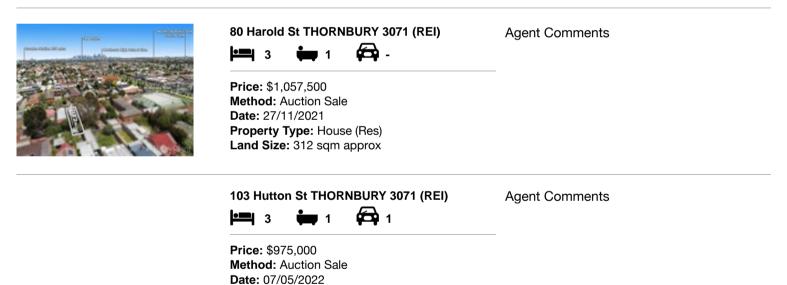




Property Type: House **Land Size:** 360 sqm approx Agent Comments George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price March quarter 2022: \$1,560,000

Comparable Properties



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.

Property Type: House (Res) Land Size: 233 sqm approx

Account - Love & Co

propertydata



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