

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

4/25 Martin Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$554,000

House

Unit

X

Suburb Thornbury

Period - From 01/07/2016

to

30/06/2017

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	3/25-27 Martin St THORNBURY 3071	\$495,000	23/08/2017
2	1/73 Flinders St THORNBURY 3071	\$462,000	13/05/2017
3	2/73 Flinders St THORNBURY 3071	\$435,000	08/04/2017

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.~~



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



3/25-27 Martin St THORNBURY 3071 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 23/08/2017

Rooms: -

Property Type: Unit



1/73 Flinders St THORNBURY 3071 (REI)

Agent Comments



Price: \$462,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: Apartment



2/73 Flinders St THORNBURY 3071 (REI)

Agent Comments



Price: \$435,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: Apartment