

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

63b Clyde Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,523,750

Property Type House

Suburb Thornbury

Period - From 01/10/2021

to 30/09/2022

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	250 Clarke St NORTHCOTE 3070	\$1,770,000	12/11/2022
2	95 St David St THORNBURY 3071	\$1,630,000	02/07/2022
3	36 St David St THORNBURY 3071	\$1,565,000	26/08/2022

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:

02/12/2022 09:29



3 2 1

Property Type: House (Res)

Land Size: 226 sqm approx

Agent Comments

Comparable Properties



250 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

3 2 -

Price: \$1,770,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)



95 St David St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 -

Price: \$1,630,000

Method: Sold Before Auction

Date: 02/07/2022

Property Type: House (Res)

Land Size: 287 sqm approx



36 St David St THORNBURY 3071 (REI)

Agent Comments

4 2 1

Price: \$1,565,000

Method: Sold Before Auction

Date: 26/08/2022

Property Type: House (Res)