

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

250 Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Thornbury

Period - From 01/04/2022

to

30/06/2022

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	251 Darebin Rd THORNBURY 3071	\$1,345,000	05/08/2022
2	52 Ethel St THORNBURY 3071	\$1,308,000	10/09/2022
3	110a Clarendon St THORNBURY 3071	\$1,260,000	28/07/2022

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:

29/09/2022 12:48



 3  1  1

Property Type: House (Res)

Land Size: 442 sqm approx

Agent Comments

Comparable Properties



251 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

 3  2  2

Price: \$1,345,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 517 sqm approx



52 Ethel St THORNBURY 3071 (REI)

Agent Comments

 3  1  1

Price: \$1,308,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)



110a Clarendon St THORNBURY 3071 (REI/VG) **Agent Comments**

 3  1  1

Price: \$1,260,000

Method: Sold Before Auction

Date: 28/07/2022

Property Type: House (Res)

Land Size: 201 sqm approx