

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

45/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Thornbury

Period - From 01/07/2022

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	3/149 Dundas St PRESTON 3072	\$581,000	29/10/2022
2	5/40 Rathmines St FAIRFIELD 3078	\$580,000	01/12/2022
3	3/11 Christmas St NORTHCOTE 3070	\$575,000	30/07/2022

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:

12/12/2022 09:04

Eric Brown

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Indicative Selling Price

\$570,000

Median Unit Price

September quarter 2022: \$645,000



Property Type:

Agent Comments

Comparable Properties



3/149 Dundas St PRESTON 3072 (REI)

Agent Comments



Price: \$581,000

Method: Sold Before Auction

Date: 29/10/2022

Property Type: Apartment



5/40 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$580,000

Method: Sold Before Auction

Date: 01/12/2022

Property Type: Apartment



3/11 Christmas St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 30/07/2022

Property Type: Unit

Account - Love & Co