

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

1/45 Woolton Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price \$324,500

Median sale price

Median price \$690,000

Property Type Unit

Suburb Thornbury

Period - From 01/04/2021

to 31/03/2022

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	6/106 Keon St THORNBURY 3071	\$312,000	24/03/2022
2	11/115 Shaftesbury Pde THORNBURY 3071	\$305,000	21/03/2022
3	3/90 Harold St THORNBURY 3071	\$299,000	25/03/2022

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:

22/06/2022 12:25



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$324,500

Median Unit Price

Year ending March 2022: \$690,000

Comparable Properties



6/106 Keon St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$312,000

Method: Private Sale

Date: 24/03/2022

Property Type: Apartment



11/115 Shaftesbury Pde THORNBURY 3071 (VG)

Agent Comments

1 - -

Price: \$305,000

Method: Sale

Date: 21/03/2022

Property Type: Strata Flat - Single OYO Flat



3/90 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$299,000

Method: Private Sale

Date: 25/03/2022

Rooms: 3

Property Type: Apartment