

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

352a Victoria Road, Thornbury Vic 3071

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,275,000

House

X

Unit

Suburb Thornbury

Period - From 01/07/2017

to

30/09/2017

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	2/40 Shaftesbury Pde THORNBURY 3071	\$930,000	01/10/2017
2	3/287-289 Gillies St FAIRFIELD 3078	\$900,000	28/05/2017
3	3/108 Plenty Rd PRESTON 3072	\$895,000	14/10/2017

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.~~



 3  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

September quarter 2017: \$1,275,000

Comparable Properties



2/40 Shaftesbury Pde THORNBURY 3071 (REI) **Agent Comments**

 3  2  1

Price: \$930,000
Method: Private Sale
Date: 01/10/2017
Rooms: -
Property Type: Townhouse (Single)



3/287-289 Gillies St FAIRFIELD 3078 (REI/VG) **Agent Comments**

 3  2  1

Price: \$900,000
Method: Private Sale
Date: 28/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 181 sqm approx



3/108 Plenty Rd PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$895,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Townhouse (Res)