

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

11/115 Shaftesbury Parade, Thornbury Vic 3071

Indicative selling price

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

Range between

\$290,000

&

\$309,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Thornbury

Period - From

01/10/2021

to

31/12/2021

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	3/176 St Georges Rd NORTHCOTE 3070	\$305,000	26/10/2021
2	13/115 Shaftesbury Pde THORNBURY 3071	\$302,000	24/05/2021
3			

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:

14/02/2022 11:30



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$290,000 - \$309,000
Median Unit Price
December quarter 2021: \$697,500

Comparable Properties



3/176 St Georges Rd NORTHCOTE 3070
(REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 26/10/2021
Rooms: 2
Property Type: Apartment



13/115 Shaftesbury Pde THORNBURY 3071
(REI)

Agent Comments



Price: \$302,000
Method: Private Sale
Date: 24/05/2021
Property Type: Apartment

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.