Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	11/115 Shaftesbury Parade, Thornbury Vic 3071
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$290,000	&	\$309,000
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Median sale price

Median price \$697,500	Pro	pperty Type Un	it		Suburb	Thornbury
Period - From 01/10/2021	to	31/12/2021	Sou	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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

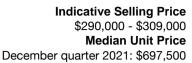


Date of sale



Caleb Pikoulas 0420 747 920

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Rooms: 3

Property Type: Unit Agent Comments

Comparable Properties



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

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Price: \$305,000 Method: Private Sale Date: 26/10/2021

Rooms: 2

Property Type: Apartment

Agent Comments



13/115 Shaftesbury Pde THORNBURY 3071

(REI)





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

Property Type: Apartment

Agent Comments

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.

Account - Collings Real Estate | P: 03 9486 2000



