

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

17/158 Clarendon Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

4/354 Station Street Thornbury VIC 3071	\$750,000	04-Nov-21
1/9 Hammond Street Thornbury VIC 3071	\$761,500	19-Dec-21
12/158 Clarendon Street Thornbury VIC 3071	\$750,000	22-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 12 January 2022



4/354 Station Street Thornbury VIC 3071 Sold Price **\$750,000** Sold Date **04-Nov-21**

 2  2  1

Distance **0.78km**



1/9 Hammond Street Thornbury VIC 3071 Sold Price ^{RS} **\$761,500** Sold Date **19-Dec-21**

 2  1  1

Distance **0.25km**



12/158 Clarendon Street Thornbury VIC 3071 Sold Price ^{RS} **\$750,000** Sold Date **22-Dec-21**

 2  2  1

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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