

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

27 Smith 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Thornbury

Period-from

01 Feb 2021

to

31 Jan 2022

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

| | | |
|--|-------------|-----------|
| 267 Clarendon Street Thornbury VIC 3071 | \$1,275,000 | 11-Nov-21 |
| 72 Raleigh Street Thornbury VIC 3071 | \$1,160,000 | 20-Nov-21 |
| 131 Ballantyne Street Thornbury VIC 3071 | \$1,210,000 | 27-Nov-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: 03 February 2022



267 Clarendon Street Thornbury VIC 3071

3 1 2

Sold Price

\$1,275,000

Sold Date

11-Nov-21

Distance

2.22km



72 Raleigh Street Thornbury VIC 3071

3 1 -

Sold Price

^{RS} **\$1,160,000**

Sold Date

20-Nov-21

Distance

0.75km



131 Ballantyne Street Thornbury VIC 3071

2 1 2

Sold Price

^{RS} **\$1,210,000**

Sold Date

27-Nov-21

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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