

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

99 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,552,000

Property Type

House

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	16 Rossmoyne St THORNBURY 3071	\$1,301,000	05/03/2022
2	4 Fenwick St THORNBURY 3071	\$1,300,000	07/04/2022
3	145 Bent St NORTHCOTE 3070	\$1,220,000	22/02/2022

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:

14/04/2022 13:45

99 Rossmoyne Street, Thornbury Vic 3071



Nigel Harry
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0412 464 116

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2021: \$1,552,000



2 1 0

Property Type: House (Res)

Land Size: 229 sqm approx

Agent Comments

Comparable Properties



16 Rossmoyne St THORNBURY 3071 (REI/VG) **Agent Comments**

2 1 -

Price: \$1,301,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 281 sqm approx



4 Fenwick St THORNBURY 3071 (REI) **Agent Comments**

2 1 -

Price: \$1,300,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: House (Res)



145 Bent St NORTHCOTE 3070 (REI) **Agent Comments**

2 1 -

Price: \$1,220,000

Method: Private Sale

Date: 22/02/2022

Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300



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