

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/54 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

| | | |
|--|--------|-----------|
| 6/1A CAMPBELL GROVE NORTHCOTE VIC 3070 | 845000 | 12-Apr-22 |
| 2/53A PENDER STREET THORNBURY VIC 3071 | 923000 | 12-Mar-22 |
| 40/85C CLYDE STREET THORNBURY VIC 3071 | 902000 | 14-Dec-21 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 June 2022



**6/1A CAMPBELL GROVE
NORTHCOTE VIC 3070**

 2  2  1

Sold Price **845000** Sold Date **12-Apr-22**

Distance **1.85km**



**2/53A PENDER STREET
THORBURY VIC 3071**

 2  2  1

Sold Price **923000** Sold Date **12-Mar-22**

Distance **0.77km**



**40/85C CLYDE STREET
THORBURY VIC 3071**

 2  2  1

Sold Price **902000** Sold Date **14-Dec-21**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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