

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

110 Speight Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,514,444

Property Type House

Suburb Thornbury

Period - From 01/07/2024

to 30/09/2024

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	3/49 Martin St THORNBURY 3071	\$1,310,000	14/11/2024
2	69A Pender St THORNBURY 3071	\$1,306,000	10/07/2024
3	35 Beaconsfield Pde NORTHCOTE 3070	\$1,375,000	21/06/2024

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:

18/11/2024 10:41

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 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2024: \$1,514,444

Comparable Properties



3/49 Martin St THORNBURY 3071 (REI)

Agent Comments

 3  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 14/11/2024

Property Type: Townhouse (Single)



69A Pender St THORNBURY 3071 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,306,000

Method: Auction Sale

Date: 10/07/2024

Property Type: Townhouse (Res)

Land Size: 224 sqm approx



35 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,375,000

Method: Private Sale

Date: 21/06/2024

Property Type: Townhouse (Res)

Account - Whitefox Real Estate | P: 96459699



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