

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

3/44 KEON 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2021

to

31 Aug 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

8/41 BALLANTYNE STREET THORNBURY VIC 3071	\$580,050	18-Mar-22
2/405 MURRAY ROAD PRESTON VIC 3072	\$505,000	08-Sep-22

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 September 2022



**8/41 BALLANTYNE STREET
THORNBURY VIC 3071**

2 1 1

Sold Price **\$580,050** Sold Date **18-Mar-22**

Distance **0.89km**



**2/405 MURRAY ROAD PRESTON
VIC 3072**

2 1 1

Sold Price ^{RS} **\$505,000** Sold Date **08-Sep-22**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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