

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

10 Aviary Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$1,105,000

Property Type House

Suburb Thornbury

Period - From 01/04/2019

to

30/06/2019

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	2/185 Separation St NORTHCOTE 3070	\$640,000	22/05/2019
2			
3			

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:

16/09/2019 15:59



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median House Price

June quarter 2019: \$1,105,000

Comparable Properties



**2/185 Separation St NORTHCOTE 3070
(REI/VG)**

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 22/05/2019

Property Type: Townhouse (Single)

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.