

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

59 Armadale 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 \$1,453,000

Property Type House

Suburb Thornbury

Period - From 01/04/2022

to

31/03/2023

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	11/52 Clyde St THORNBURY 3071	\$1,230,000	29/03/2023
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:

22/05/2023 09:10

59 Armadale Street, Thornbury Vic 3071

COLLINGS

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Indicative Selling Price

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

Median House Price

Year ending March 2023: \$1,453,000



Property Type:

Agent Comments

Comparable Properties



11/52 Clyde St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 29/03/2023

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.

Account - Collings Real Estate | P: 03 9486 2000



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