

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

2/39 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$623,750

Property Type

Unit

Suburb

Thornbury

Period - From

03/11/2022

to

02/11/2023

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 | 4/1 Collins St THORNBURY 3071 | \$362,000 | 21/08/2023 |
| 2 | 11/56 Pender St THORNBURY 3071 | \$360,000 | 09/09/2023 |
| 3 | 10/20 Kemp St THORNBURY 3071 | \$331,000 | 21/10/2023 |

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:

03/11/2023 11:34

Eric Brown
9480 2288
0474 870 856
eric.b@lovere.com.au

Indicative Selling Price
\$340,000

Median Unit Price

03/11/2022 - 02/11/2023: \$623,750



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



4/1 Collins St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$362,000

Method: Private Sale

Date: 21/08/2023

Property Type: Unit



11/56 Pender St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$360,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Apartment



10/20 Kemp St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$331,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Account - Love & Co