# 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

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For the meaning	ot this price see	consumer.vic.gov.au/	underauotina
i or the meaning		00115011101.010.900.00/	anaciquoting

Single price \$340,000

#### Median sale price

Median price	\$623,750	Pro	perty Type Unit	t		Suburb	Thornbury
Period - From	03/11/2022	to	02/11/2023	So	urce	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.

Add	dress 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



# LOVE & CO





Property Type: Apartment Agent Comments

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

# **Comparable Properties**



4/1 Collins St THORNBURY 3071 (REI)



Price: \$362,000 Method: Private Sale Date: 21/08/2023 Property Type: Unit

Agent Comments

11/56 Pender St THORNBURY 3071 (REI) 

Agent Comments



Price: \$360,000 Method: Auction Sale Date: 09/09/2023 Property Type: Apartment

1

10/20 Kemp St THORNBURY 3071 (REI)



Agent Comments

Price: \$331,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit

#### Account - Love & Co



propertydata

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