

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

52 Rayment Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/10/2022

to

31/12/2022

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	2/5 Sussex St PRESTON 3072	\$826,000	04/03/2023
2	13/107 Herbert St NORTHCOTE 3070	\$780,000	10/12/2022
3	4/22 Newcastle St PRESTON 3072	\$762,000	22/10/2022

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:

18/03/2023 11:50

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Indicative Selling Price
\$780,000

Median Unit Price
December quarter 2022: \$645,000



2 1 1

Property Type: Home/townhouse
Agent Comments

Comparable Properties



2/5 Sussex St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$826,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Unit



13/107 Herbert St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Auction Sale
Date: 10/12/2022
Property Type: Townhouse (Res)



4/22 Newcastle St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$762,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Unit
Land Size: 117 sqm approx

Account - Love & Co