

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 8/38 Woolton Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Thornbury

Period - From 30/05/2023

to 29/05/2024

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	3/131 Harold St THORNBURY 3071	\$540,000	04/05/2024
2	4/73 Flinders St THORNBURY 3071	\$520,000	04/05/2024
3	9/115 Shaftesbury Pde THORNBURY 3071	\$508,000	05/02/2024

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:

30/05/2024 12:42



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



3/131 Harold St THORNBURY 3071 (REI)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit



4/73 Flinders St THORNBURY 3071 (REI)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit



9/115 Shaftesbury Pde THORNBURY 3071 (VG) Agent Comments



Price: \$508,000

Method: Sale

Date: 05/02/2024

Property Type: Strata Unit/Flat