

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

23-25 Clapham Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Thornbury

Period - From

22/02/2020

to

21/02/2021

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 | 204/23-25 Clapham St THORNBURY 3071 | \$680,000 | 27/09/2018 |
| 2 | g.01 23-25 Clapham St THORNBURY 3071 | \$680,000 | 27/02/2020 |
| 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:

22/02/2021 08:26



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$680,000

Median Unit Price
22/02/2020 - 21/02/2021: \$646,000

Comparable Properties



204/23-25 Clapham St THORNBURY 3071 (REI) **Agent Comments**

2 2 1

Price: \$680,000
Method: Private Sale
Date: 27/09/2018
Rooms: 3
Property Type: Apartment



g.01 23-25 Clapham St THORNBURY 3071 (REI) **Agent Comments**

2 1 1

Price: \$680,000
Method: Private Sale
Date: 27/02/2020
Rooms: 3
Property Type: Apartment

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.