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

12/87a Clyde Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/under	quoting
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Single price \$379,500

Median sale price

Median price	\$530,000	Pro	perty Type Uni	t		Suburb	Thornbury
Period - From	19/04/2024	to	18/04/2025	So	ource	Property Data	

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.

Ado	dress of comparable property	Price	Date of sale
1	17/5 Kemp St THORNBURY 3071	\$375,000	18/03/2025
2	12/25 Kemp St THORNBURY 3071	\$375,000	26/02/2025
3	12/30 Strettle St THORNBURY 3071	\$369,500	11/04/2025

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:

19/04/2025 15:45







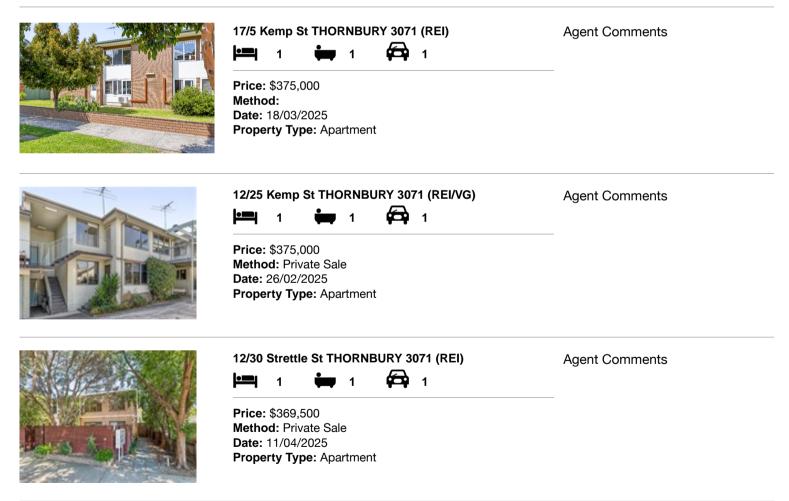


Property Type: Apartment Agent Comments

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> Indicative Selling Price \$379,500 Median Unit Price 19/04/2024 - 18/04/2025: \$530,000

Comparable Properties



Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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