

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

34a Newman Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,517,000

Property Type

House

Suburb

Thornbury

Period - From

01/07/2021

to

30/09/2021

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	9 Gale St BRUNSWICK EAST 3057	\$1,040,000	27/11/2021
2	5 Younger St COBURG 3058	\$1,025,000	16/10/2021
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:

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Indicative Selling Price

\$1,050,000

Median House Price

September quarter 2021: \$1,517,000



Property Type: House (Res)

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



9 Gale St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,040,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)



5 Younger St COBURG 3058 (REI)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 200 sqm approx

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.

Account - Love & Co