

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

331 Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,270,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Thornbury

Period - From

01/01/2022

to

31/03/2022

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	155 Victoria Rd NORTHCOTE 3070	\$1,265,000	19/02/2022
2			
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:

10/05/2022 13:34

331 Victoria Road, Thornbury Vic 3071

COLLINGS

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Indicative Selling Price

\$1,270,000

Median House Price

March quarter 2022: \$1,560,000



Property Type:

Agent Comments

Comparable Properties



155 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 377 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 - Collings Real Estate | P: 03 9486 2000



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