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

22 Hammond Street, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,412,500	Pro	operty Type	Hou	se		Suburb	Thornbury
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	87 Kellett St NORTHCOTE 3070	\$1,265,000	02/12/2023
2	92 Speight St THORNBURY 3071	\$1,150,000	07/10/2023
3	40 Wales St THORNBURY 3071	\$1,115,000	16/12/2023

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:

20/03/2024 23:55



22 Hammond Street, Thornbury Vic 3071



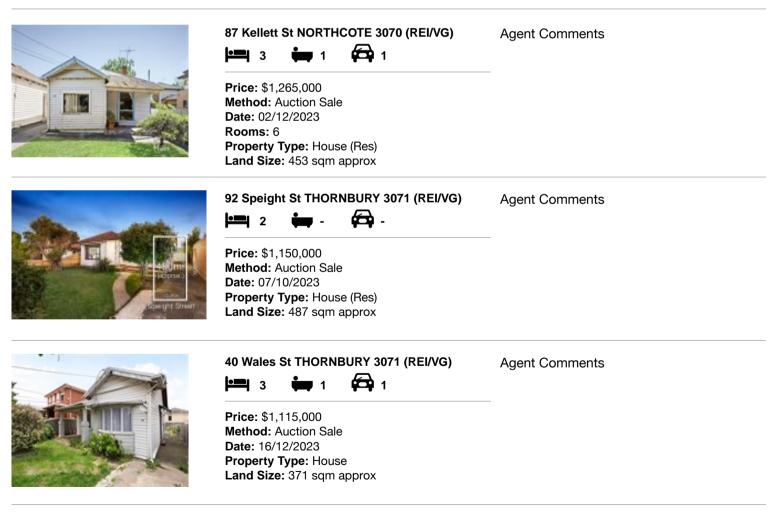




Property Type: House (Previously Occupied - Detached) Land Size: 444 sqm approx Agent Comments John Karr 03 9403 9300 0419 522 328 JohnKarr@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,412,500

Comparable Properties



Account - Jellis Craig | P: 03 9403 9300



propertydata

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