

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 consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,412,500

Property Type

House

Suburb

Thornbury

Period - From

01/10/2023

to

31/12/2023

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 444 sqm approx

Agent Comments

Comparable Properties



87 Kellett St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 02/12/2023

Rooms: 6

Property Type: House (Res)

Land Size: 453 sqm approx



92 Speight St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 487 sqm approx



40 Wales St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House

Land Size: 371 sqm approx