

## 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

7 Ballantyne Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,175,000

&

\$1,275,000

#### Median sale price

Median price \$1,250,000

House

X

Unit

Suburb Thornbury

Period - From 01/04/2017

to 30/06/2017

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	138a Smith St THORNBURY 3071	\$1,181,000	01/04/2017
2	107 Hutton St THORNBURY 3071	\$1,260,000	26/07/2017
3	31 Shaftesbury Pde THORNBURY 3071	\$1,282,000	25/03/2017

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.~~

7 Ballantyne Street, Thornbury Vic 3071



 3  1  1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 312 sqm approx

**Agent Comments**

A stunning combination of carefully considered space, style and sustainability is revealed beyond the perfect Edwardian profile of this excellent freestanding home where high-end quality unfolds with every step to a beautiful garden oasis. Brilliantly located off vibrant High Street in the NHSZ.

**Indicative Selling Price**

\$1,175,000 - \$1,275,000

**Median House Price**

June quarter 2017: \$1,250,000

## Comparable Properties



**138a Smith St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,181,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 350 sqm approx



**107 Hutton St THORNBURY 3071 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 26/07/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 359 sqm approx



**31 Shaftesbury Pde THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,282,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 311 sqm approx