

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

1/308 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$677,500

Property Type Unit

Suburb Thornbury

Period - From 01/07/2020

to 30/09/2020

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	1/34 Swift St THORNBURY 3071	\$755,000	28/07/2020
2	2/73 Pender St THORNBURY 3071	\$713,000	27/04/2020
3	5/9 Jones St THORNBURY 3071	\$675,000	13/08/2020

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:

27/10/2020 11:42

1/308 Rossmoyne Street, Thornbury Vic 3071



3 bedrooms, 0 bathrooms, 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

September quarter 2020: \$677,500

Comparable Properties



1/34 Swift St THORNBURY 3071 (VG)

Agent Comments

2 bedrooms, 0 bathrooms, 1 car

Price: \$755,000

Method: Sale

Date: 28/07/2020

Property Type: Flat/Unit/Apartment (Res)



2/73 Pender St THORNBURY 3071 (REI/VG)

Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$713,000

Method: Private Sale

Date: 27/04/2020

Property Type: Villa



5/9 Jones St THORNBURY 3071 (REI/VG)

Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$675,000

Method: Sold Before Auction

Date: 13/08/2020

Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.