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STATEMENT OF INFORMATION

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UNIT Offered for Sale

4/86 Flinders Street Thornbury VIC 3071

2 1 1

Indicative Selling Price

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

Range between \$480,000 & \$520,000

Median Sale Price

\$512,500 Units in Thornbury between Mar 2017 - Feb 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4/13 Mansfield Street Thornbury
VIC 3071**

2 1 1

Sold Price **\$545,000** Sold Date **21-Oct-17**

Distance **0.35km**



**6/85 St David Street Thornbury VIC
3071**

2 1 1

Sold Price **\$541,000** Sold Date **04-Dec-17**

Distance **0.52km**



**4/25-27 Martin Street Thornbury
VIC 3071**

2 1 1

Sold Price **\$480,000** Sold Date **14-Oct-17**

Distance **0.58km**

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