


 3
  1
  1

Rooms:
Property Type: House
Land Size: 359 sqm
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,080,000
Median House Price
 March quarter 2017: \$1,256,000

A three minute walk to High Street's flourishing cafe culture underpins the exciting allure of this solid-brick home. Enjoy the comfortable spaces, extend, redevelop (STCA) or add your own stamp of contemporary style in this lifestyle address!

Comparable Properties


104 Mansfield St THORNBURY 3071 (REI)
Agent Comments
 3
  1
  1

Price: \$1,080,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 413 sqm


95 Normanby Av THORNBURY 3071 (REI)
Agent Comments
 3
  2
  3

Approximate land size of 469sqm

Price: \$1,080,000
Method: Auction Sale
Date: 29/11/2016
Rooms: -
Property Type: House


6 Fyffe St THORNBURY 3071 (REI)
Agent Comments
 2
  1
  1

Approximate land size of 356sqm

Price: \$1,030,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House

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

93 St David Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,000,000 & \$1,080,000

Median sale price

Median price \$1,256,000

House X

Suburb Thornbury

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
104 Mansfield St THORNBURY 3071	\$1,080,000	08/04/2017
95 Normanby Av THORNBURY 3071	\$1,080,000	29/11/2016
6 Fyffe St THORNBURY 3071	\$1,030,000	18/03/2017