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	81 Miller Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000	Range between	\$1,200,000	&	\$1,250,000
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Median sale price

Median price	\$1,510,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	01/04/2022	to	30/06/2022		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	81 Rennie St THORNBURY 3071	\$1,200,000	25/06/2022
2	120 Normanby Av THORNBURY 3071	\$1,275,000	28/04/2022
3	170 Normanby Av THORNBURY 3071	\$1,290,000	17/05/2022

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:	07/09/2022 12:20

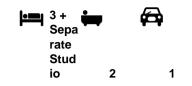




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> **Indicative Selling Price** \$1,200,000 - \$1,250,000 **Median House Price** June quarter 2022: \$1,510,000





Property Type: House Land Size: 365 sqm approx

Agent Comments

Comparable Properties



81 Rennie St THORNBURY 3071 (REI/VG)



Price: \$1,200,000 Method: Auction Sale Date: 25/06/2022

Property Type: House (Res) Land Size: 356 sqm approx

Agent Comments



120 Normanby Av THORNBURY 3071 (VG)





Price: \$1,275,000 Method: Sale Date: 28/04/2022

Property Type: House (Previously Occupied -

Detached)

Land Size: 442 sqm approx

Agent Comments



170 Normanby Av THORNBURY 3071 (REI/VG) Agent Comments

Price: \$1,290,000 Method: Private Sale Date: 17/05/2022 Property Type: House Land Size: 340 sqm approx

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