

# 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

81 Miller 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

\$1,200,000

&

\$1,250,000

### Median sale price

Median price

\$1,510,000

Property 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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**Sepa**  
**rate**  
**Stud**  
**io**       **2**       **1**

**Property Type:** House

**Land Size:** 365 sqm approx

**Agent Comments**

## Comparable Properties



**81 Rennie St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 **2**       **1**       **1**

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 356 sqm approx



**120 Normanby Av THORNBURY 3071 (VG)**

**Agent Comments**

 **4**       **-**       **-**

**Price:** \$1,275,000

**Method:** Sale

**Date:** 28/04/2022

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 442 sqm approx



**170 Normanby Av THORNBURY 3071 (REI/VG)**

**Agent Comments**

 **3**       **2**       **1**

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 17/05/2022

**Property Type:** House

**Land Size:** 340 sqm approx