

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

20/6 Francis Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Thornbury

Period - From 01/10/2020 to 31/12/2020 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	5/110 Ballantyne St THORNBURY 3071	\$332,500	13/10/2020
2	6/101 St David St THORNBURY 3071	\$314,500	17/12/2020
3	8/206 Arthur St FAIRFIELD 3078	\$300,000	15/10/2020

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:

11/02/2021 10:33

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Indicative Selling Price

\$300,000 - \$320,000

Median Unit Price

December quarter 2020: \$620,000



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Property Type: Apartment

Agent Comments

Comparable Properties



5/110 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

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Price: \$332,500

Method: Private Sale

Date: 13/10/2020

Property Type: Apartment

6/101 St David St THORNBURY 3071 (REI)

Agent Comments

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Price: \$314,500

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Apartment



8/206 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

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Price: \$300,000

Method: Private Sale

Date: 15/10/2020

Property Type: Apartment