

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

4/40 WOOLTON AVENUE THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 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

5/10-12 ANDERSON ROAD THORNBURY VIC 3071	\$440,000	09-Aug-22

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 6 months.

This Statement of Information was prepared on: 24 August 2022



**5/10-12 ANDERSON ROAD
THORBURY VIC 3071**

 2  1  1

Sold Price

^{RS} **\$440,000** Sold Date **09-Aug-22**

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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