

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

24 Rossmoyne Street 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

\$1,370,000

&

\$1,470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Thornbury

Period-from

01 Oct 2020

to

30 Sep 2021

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

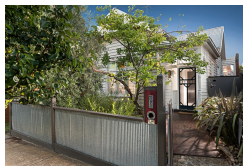
Date of sale

49 Raleigh Street Thornbury VIC 3071	\$1,500,000	01-May-21
32 Bird Avenue Northcote VIC 3070	\$1,380,000	19-Jun-21
55 Ballantyne Street Thornbury VIC 3071	\$1,609,500	05-Jun-21

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: 11 October 2021



49 Raleigh Street Thornbury VIC 3071

3 1 1

Sold Price

\$1,500,000

Sold Date

01-May-21

Distance

0.15km



32 Bird Avenue Northcote VIC 3070

3 1 1

Sold Price

\$1,380,000

Sold Date

19-Jun-21

Distance

1.21km



55 Ballantyne Street Thornbury VIC 3071

3 1 2

Sold Price

\$1,609,500

Sold Date

05-Jun-21

Distance

0.55km

Notes from your agent

Neat home in need of work. Slightly larger block.

RS = Recent sale

UN = Undisclosed Sale

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