

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

37 Ethel 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

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

2/76 Collins Street Thornbury VIC 3071	\$960,000	05-Jun-21
17/41-43 Leinster Grove Northcote VIC 3070	\$825,000	25-May-21
1/235 Victoria Road Northcote VIC 3070	\$900,000	16-Jul-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: 21 October 2021



2/76 Collins Street Thornbury VIC 3071

2 1 2

Sold Price

\$960,000

Sold Date

05-Jun-21

Distance

0.84km



17/41-43 Leinster Grove Northcote VIC 3070

2 1 1

Sold Price

\$825,000

Sold Date

25-May-21

Distance

1.68km



1/235 Victoria Road Northcote VIC 3070

2 1 1

Sold Price

\$900,000

Sold Date

16-Jul-21

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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