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

10/31 Martin Street, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$365,000		&		\$385,000			
Median sale pi	rice							
Median price	\$510,000	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	30/11/2022	to	29/11/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/143 Smith St THORNBURY 3071	\$365,000	25/10/2023
2	12/14 Ballantyne St THORNBURY 3071	\$369,000	29/09/2023
3	4/130 Rossmoyne St THORNBURY 3071	\$370,000	24/07/2023

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:

30/11/2023 17:44









Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$365,000 - \$385,000 Median Unit Price 30/11/2022 - 29/11/2023: \$510,000

Comparable Properties



2/143 Smith St THORNBURY 3071 (REI)



Price: \$365,000 Method: Private Sale Date: 25/10/2023 Property Type: Apartment Agent Comments



12/14 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

Agent Comments



Price: \$369,000 Method: Private Sale Date: 29/09/2023 Property Type: Apartment



4/130 Rossmoyne St THORNBURY 3071 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 24/07/2023 Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



propertydata

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