

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

4/313 RATHMINES STREET THORBURY 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

\$840,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2024

to

31 Dec 2024

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 SPEIGHT STREET THORBURY VIC 3071	\$870,000	25-Oct-24
2/280 MANSFIELD STREET THORBURY VIC 3071	\$845,000	23-Sep-23
2/287-289 GILLIES STREET FAIRFIELD VIC 3078	\$935,000	03-Aug-24

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: 10 January 2025



**2/76 SPEIGHT STREET
THORNBURY VIC 3071**

2 1 1

Sold Price **\$870,000** Sold Date **25-Oct-24**

Distance **0.45km**



**2/280 MANSFIELD STREET
THORNBURY VIC 3071**

2 1 1

Sold Price **\$845,000** Sold Date **23-Sep-23**

Distance **0.47km**



**2/287-289 GILLIES STREET
FAIRFIELD VIC 3078**

2 1 1

Sold Price **\$935,000** Sold Date **03-Aug-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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