

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

52 Fyffe Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,514,444

Property Type

House

Suburb

Thornbury

Period - From

01/07/2024

to

30/09/2024

Source

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.

	Address of comparable property	Price	Date of sale
1	72 Rennie St THORNBURY 3071	\$1,085,500	08/06/2024
2	129 Harold St THORNBURY 3071	\$1,160,000	07/05/2024
3	67 Smith St THORNBURY 3071	\$1,220,000	13/04/2024

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:

23/10/2024 11:35



3
 1
 1

Property Type: House
Land Size: 357 sqm approx
Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,280,000
Median House Price
 September quarter 2024: \$1,514,444

Comparable Properties



72 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,085,500
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 367 sqm approx



129 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,160,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 350 sqm approx



67 Smith St THORNBURY 3071 (REI/VG)

Agent Comments

3
 1
 -

Price: \$1,220,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 323 sqm approx

Account - Barry Plant | P: 03 9842 8888